

Table of Contents

Table of Contents	1
Executive Summary Report	3
<i>Sales Sample Representation of Population - Year Built or Year Renovated.....</i>	<i>4</i>
<i>Sales Sample Representation of Population - Above Grade Living Area.....</i>	<i>5</i>
<i>Sales Sample Representation of Population - Grade.....</i>	<i>6</i>
<i>Comparison of 2006 and 2007 Per Square Foot Values by Year Built or Year Renovated</i>	<i>7</i>
<i>Comparison of 2006 and 2007 Per Square Foot Values by Above Grade Living Area</i>	<i>8</i>
<i>Comparison of 2006 and 2007 Per Square Foot Values by Grade</i>	<i>9</i>
<i>Population Summary.....</i>	<i>10</i>
Area Map	11
Analysis Process.....	12
<i>Highest and Best Use Analysis.....</i>	<i>12</i>
<i>Special Assumptions, Departures and Limiting Conditions</i>	<i>12</i>
<i>Identification of the Area</i>	<i>13</i>
Name or Designation:.....	13
Boundaries:.....	13
Maps:	13
Area Description:.....	13
<i>Preliminary Ratio Analysis</i>	<i>13</i>
<i>Scope of Data.....</i>	<i>14</i>
Land Value Data:.....	14
Improved Parcel Total Value Data:	14
Land Model.....	15
<i>Model Development, Description and Conclusions.....</i>	<i>15</i>
<i>Land Value Model Calibration</i>	<i>18</i>
<i>Vacant Sales Used In This Physical Inspection Analysis.....</i>	<i>21</i>
<i>Vacant Sales Removed From This Physical Inspection Analysis.....</i>	<i>22</i>
Improved Parcel Total Value Model:	24
<i>Model Development, Description and Conclusions.....</i>	<i>24</i>
<i>Improved Parcel Total Value Model Calibration</i>	<i>26</i>
<i>Glossary for Improved Sales.....</i>	<i>27</i>
<i>Improved Sales Used In This Physical Inspection Analysis.....</i>	<i>28</i>

<i>Improved Sales Removed From This Physical Inspection Analysis</i>	56
Model Validation	66
<i>Total Value Model Conclusions, Recommendations and Validation:</i>	66
<i>Area 21 Physical Inspection Ratio Confidence Intervals</i>	67
<i>2006 Improved Parcel Ratio Analysis</i>	69
<i>2007 Improved Parcel Ratio Analysis</i>	70
USPAP Compliance	71
<i>Client and Intended Use of the Appraisal:</i>	71
<i>Definition and date of value estimate:</i>	71
Market Value	71
Highest and Best Use.....	71
Date of Value Estimate	72
<i>Property rights appraised:</i>	72
Fee Simple	72
<i>Assumptions and Limiting Conditions:</i>	72
<i>Scope Of Work Performed:</i>	73
<i>CERTIFICATION:</i>	74

Executive Summary Report

Appraisal Date 1/1/2007 - 2007 Assessment Roll

Area Name / Number: Rainier Valley / 21

Previous Physical Inspection: 2001

Sales - Improved Summary:

Number of Sales: 862

Range of Sale Dates: 1/2004 - 12/2006

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV
2006 Value	\$81,100	\$199,800	\$280,900	\$334,300	84.0%	19.24%
2007 Value	\$118,700	\$207,900	\$326,600	\$334,300	97.7%	16.61%
Change	+\$37,600	+\$8,100	+\$45,700		+13.7%	-2.63%
% Change	+46.4%	+4.1%	+16.3%		+16.3%	-13.67%

*COV is a measure of uniformity, the lower the number the better the uniformity. The negative figures of -2.63% and -13.67% actually represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2006 or any existing residence where the data for 2006 is significantly different from the data for 2007 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$25,000 or less posted for the 2006 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary Data:

	Land	Imps	Total
2006 Value	\$84,300	\$192,500	\$276,800
2007 Value	\$126,900	\$189,900	\$316,800
Percent Change	+50.5%	-1.4%	+14.5%

Number of improved Parcels in the Population: 5889

The population summary above excludes multi-building, and mobile home parcels. In addition parcels with 2006 or 2007 Assessment Roll improvement values of \$25,000 or less were excluded to eliminate previously vacant or destroyed property value accounts. These parcels do not reflect accurate percent change results for the overall population.

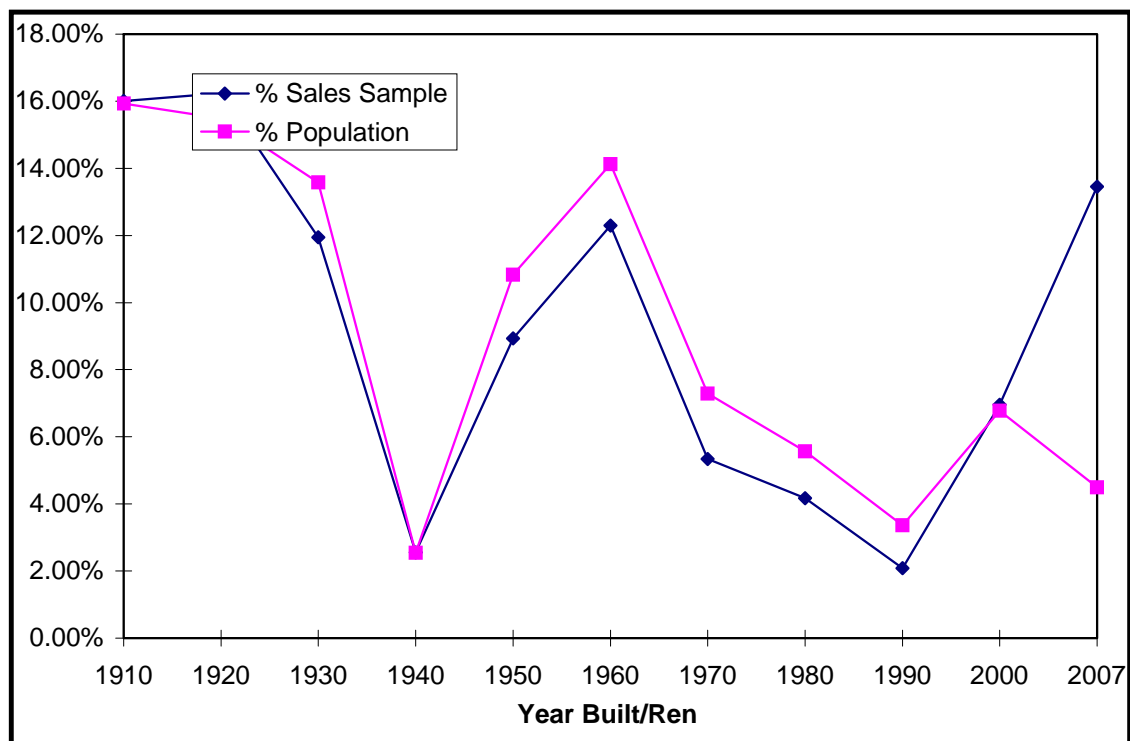
Conclusion and Recommendation:

Since the values recommended in this report improve uniformity, assessment level and equity, we recommend posting them for the 2007 Assessment Roll.

Sales Sample Representation of Population - Year Built or Year Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	138	16.01%
1920	140	16.24%
1930	103	11.95%
1940	22	2.55%
1950	77	8.93%
1960	106	12.30%
1970	46	5.34%
1980	36	4.18%
1990	18	2.09%
2000	60	6.96%
2007	116	13.46%
	862	

Population		
Year Built/Ren	Frequency	% Population
1910	938	15.93%
1920	912	15.49%
1930	800	13.58%
1940	150	2.55%
1950	638	10.83%
1960	832	14.13%
1970	429	7.28%
1980	328	5.57%
1990	198	3.36%
2000	399	6.78%
2007	265	4.50%
	5889	

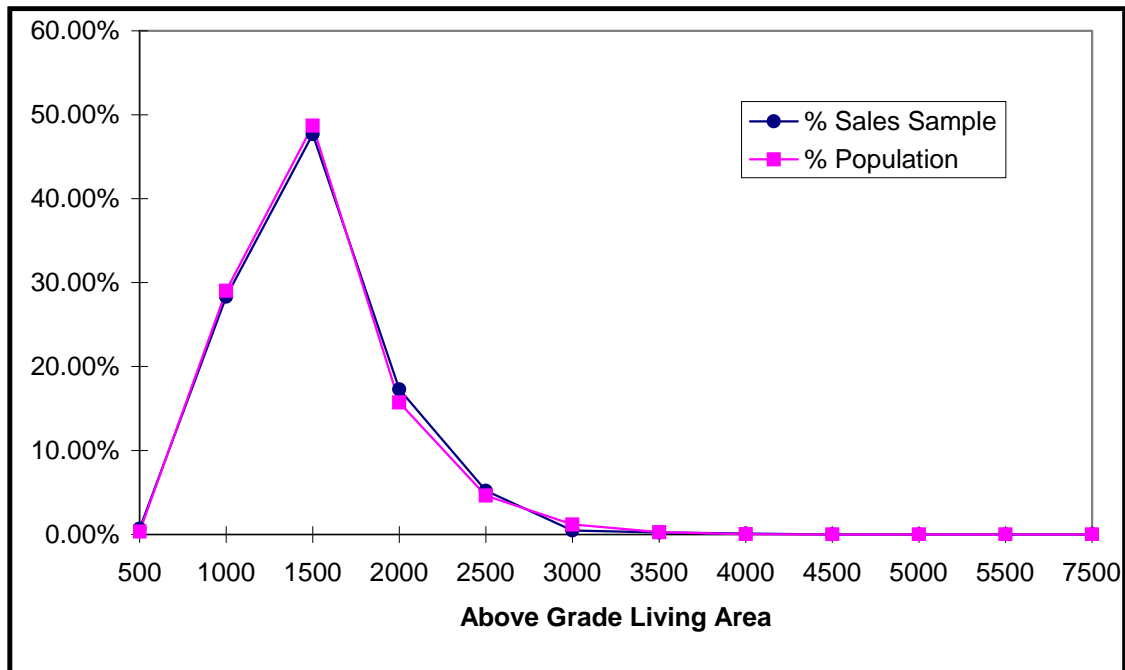


Sales of new homes built in the last ten years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	6	0.70%
1000	244	28.31%
1500	411	47.68%
2000	149	17.29%
2500	45	5.22%
3000	4	0.46%
3500	2	0.23%
4000	1	0.12%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	862	

Population		
AGLA	Frequency	% Population
500	21	0.36%
1000	1710	29.04%
1500	2869	48.72%
2000	926	15.72%
2500	273	4.64%
3000	70	1.19%
3500	16	0.27%
4000	2	0.03%
4500	1	0.02%
5000	1	0.02%
5500	0	0.00%
7500	0	0.00%
	5889	

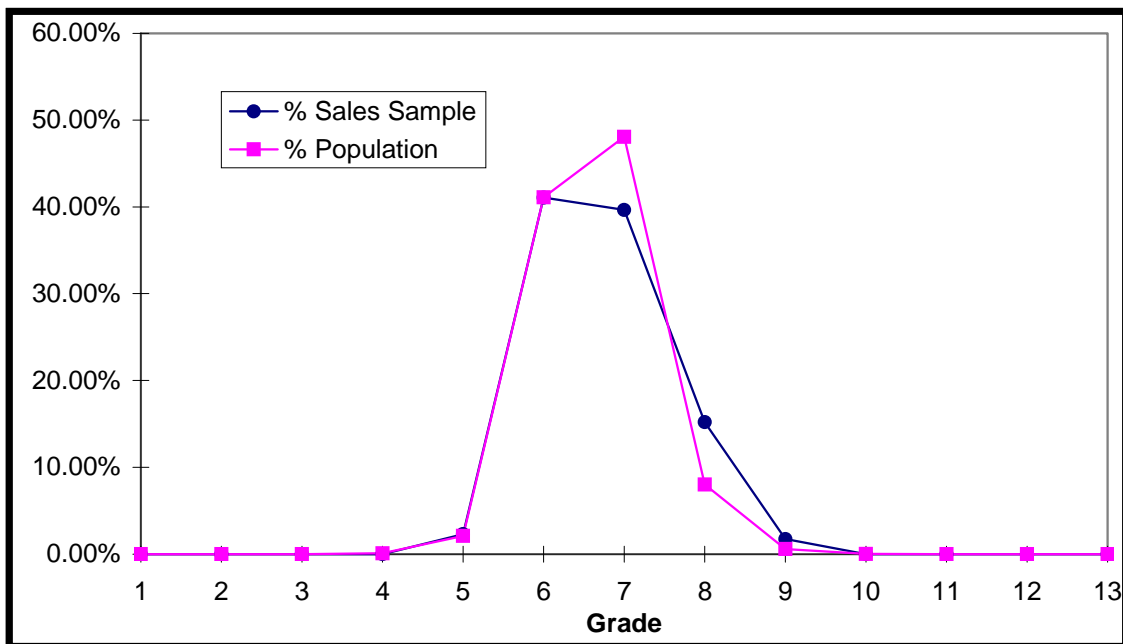


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

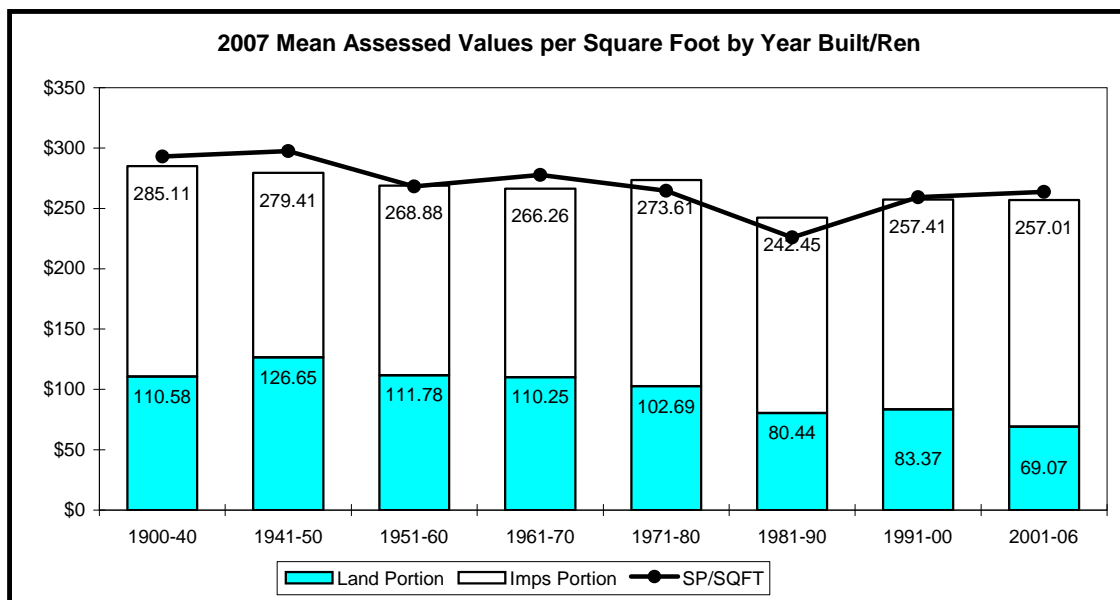
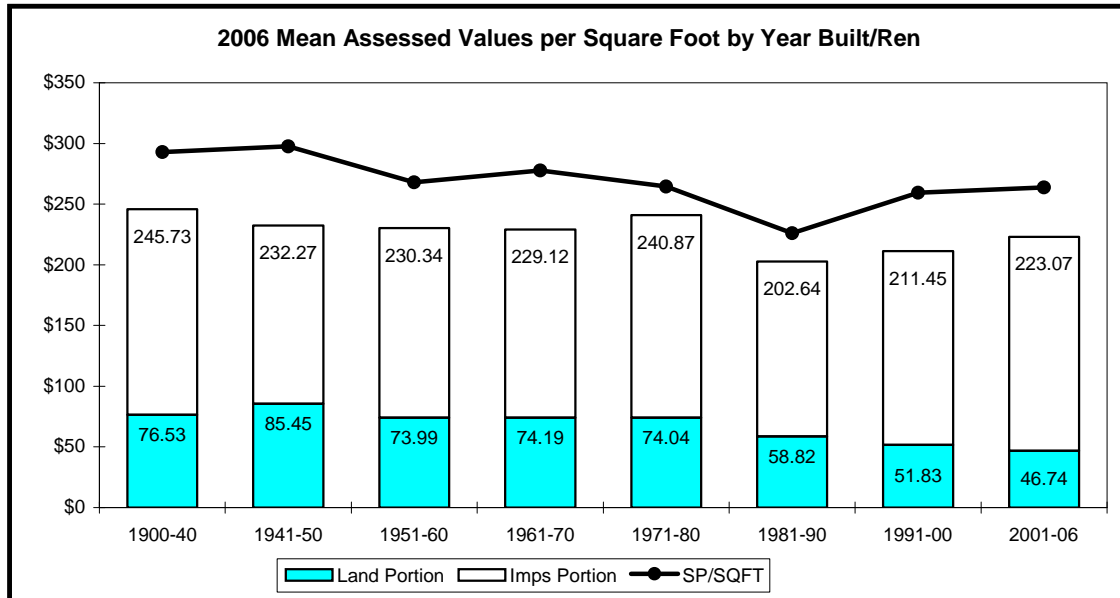
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	20	2.32%
6	354	41.07%
7	342	39.68%
8	131	15.20%
9	15	1.74%
10	0	0.00%
11	0	0.00%
12	0	0.00%
13	0	0.00%
862		

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	5	0.08%
5	124	2.11%
6	2421	41.11%
7	2831	48.07%
8	473	8.03%
9	34	0.58%
10	1	0.02%
11	0	0.00%
12	0	0.00%
13	0	0.00%
5889		



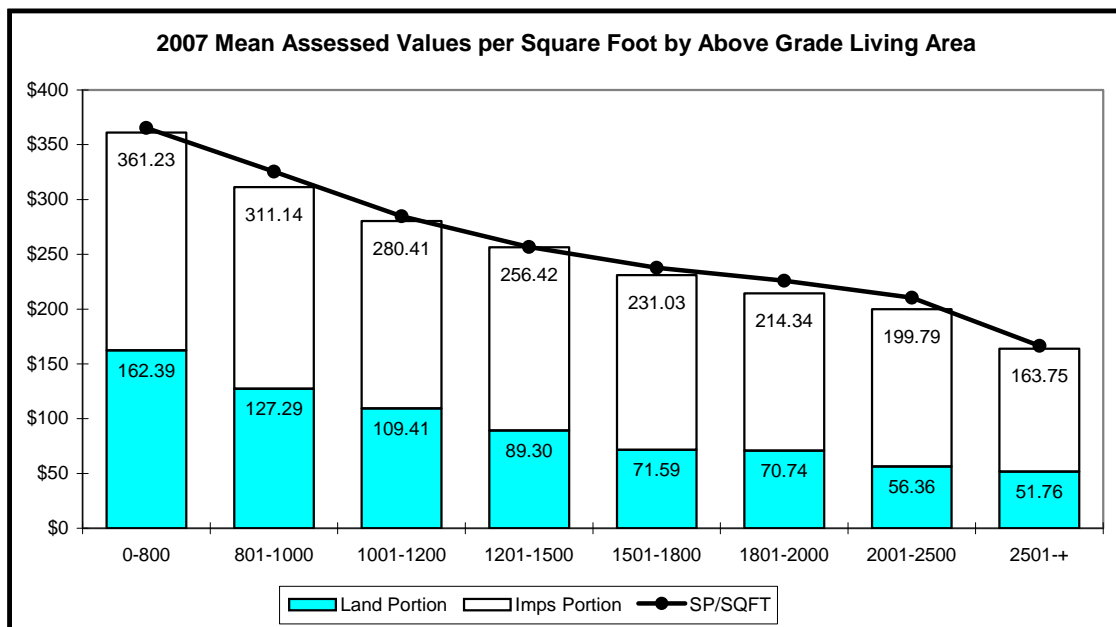
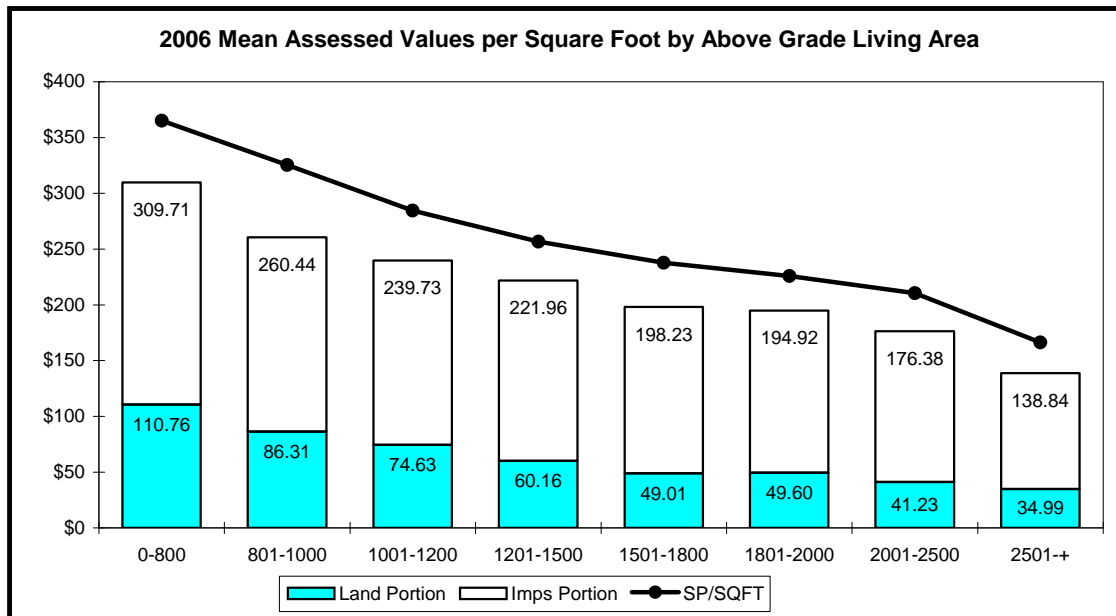
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

Comparison of 2006 and 2007 Per Square Foot Values by Year Built or Year Renovated



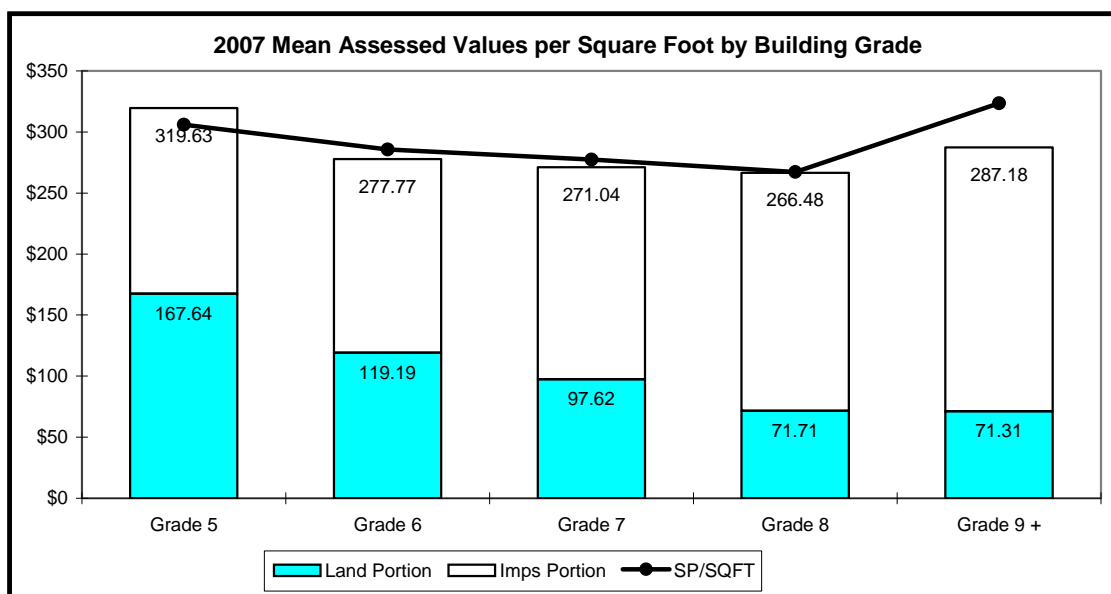
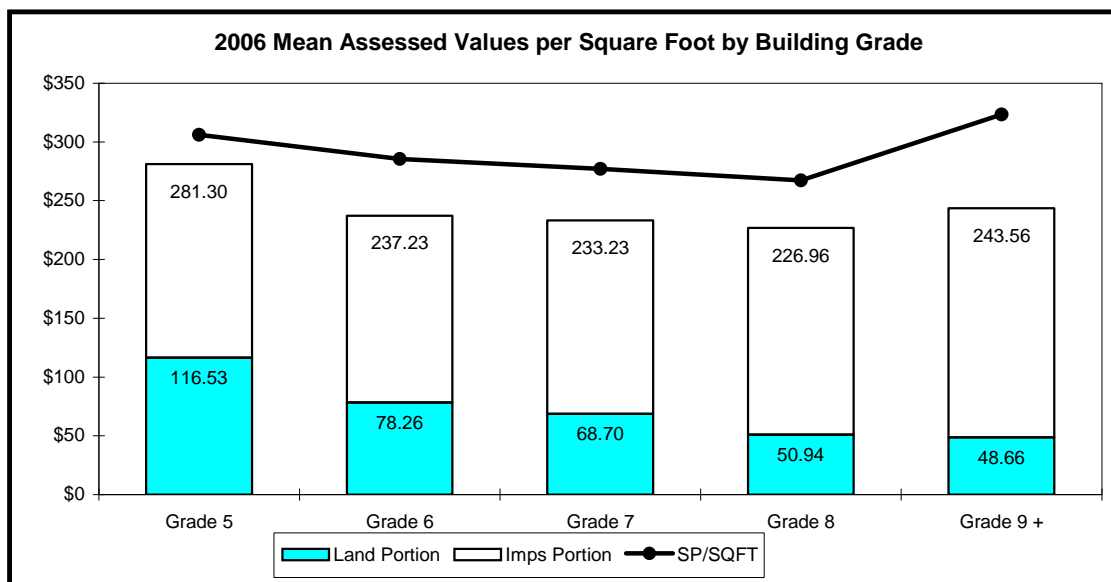
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2007 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Comparison of 2006 and 2007 Per Square Foot Values by Above Grade Living Area



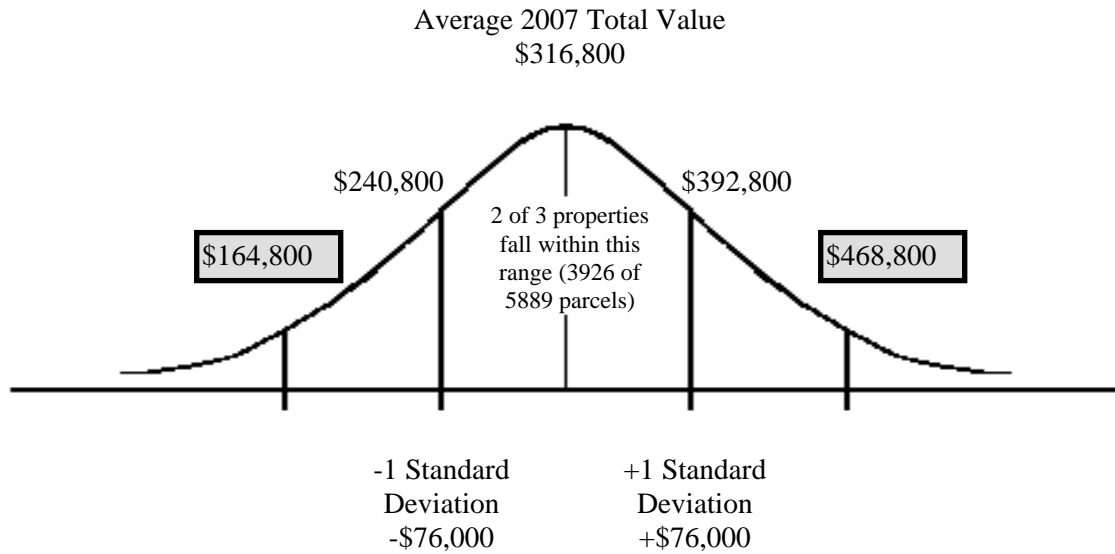
These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2007 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Comparison of 2006 and 2007 Per Square Foot Values by Grade



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2007 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

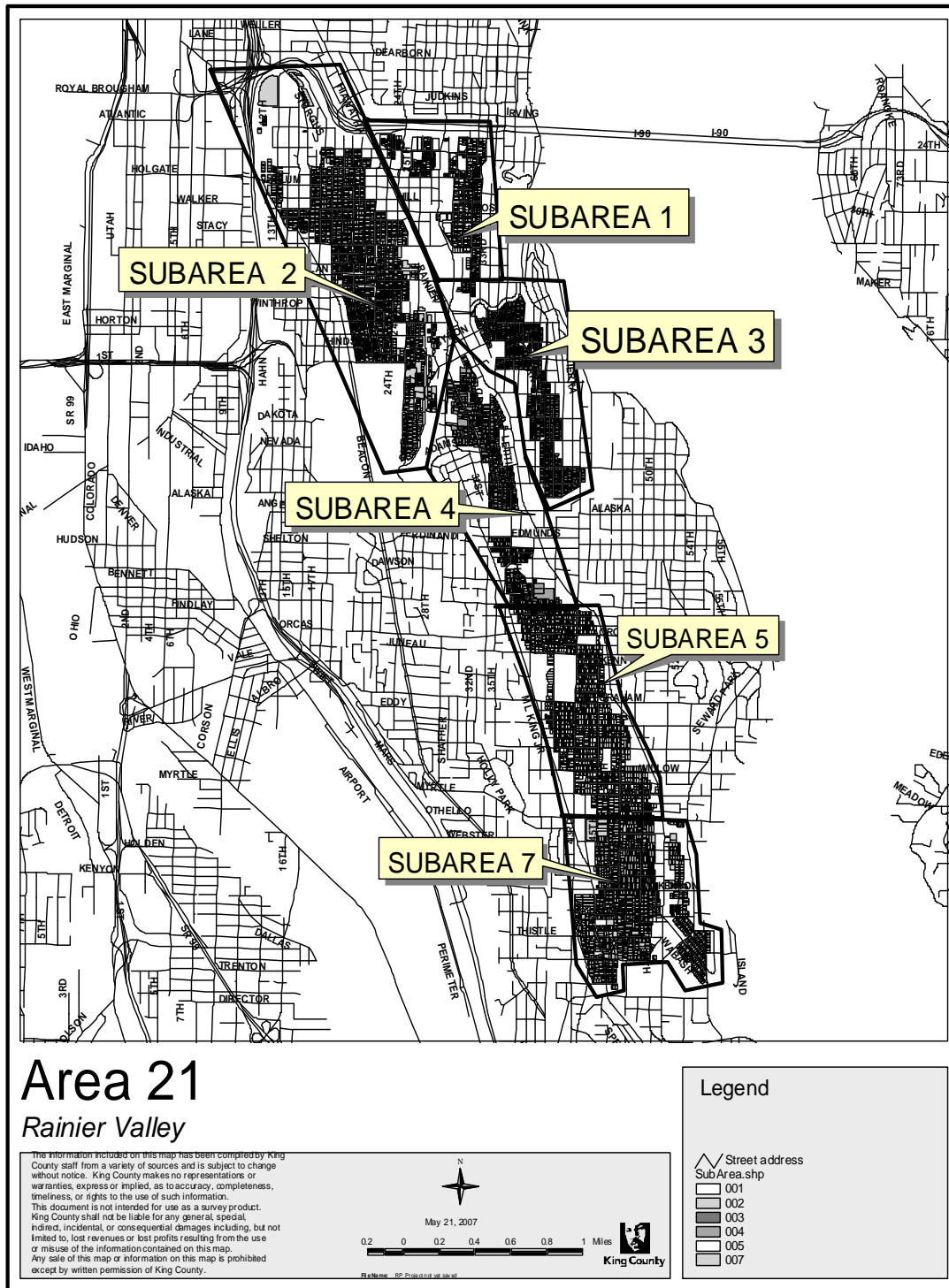
Population Summary



The chart above shows the average value for the population. Two of three parcels fall within the upper and lower value limits indicated.

The population summary above does not include sites with multiple buildings or mobile homes that were not included in the sales sample used to develop the valuation model. Parcels with 2006 or 2007 improvement values of \$25,000 or less were also excluded. These were not utilized because of the inaccurate ratios presented by them, since they are largely composed of previously vacant sites, or parcels with improvements which make relatively little contribution to total value.

Area Map



Analysis Process

Highest and Best Use Analysis

As if vacant: Market analysis of the area, together with current zoning and current and anticipated use patterns, indicate the highest and best use of the overwhelming majority of the appraised parcels is single family residential. Any other opinion of highest and best use is specifically noted in our records, and would form the basis of the valuation of that specific parcel.

As if improved: Where any value for improvements, is part of the total valuation, we are of the opinion that the present improvements produce a higher value for the property than if the site was vacant. In appraisal theory, the present use is therefore the highest and best (as improved) of the subject property, though it could be an interim use.

Standards and Measurement of Data Accuracy: Sales were verified with the purchaser, seller or real estate agent, where possible. Current data was verified via field inspection and corrected. Data was collected and coded per the assessor's residential procedures manual.

Special Assumptions, Departures and Limiting Conditions

The sales comparison and cost approaches to value were considered for this mass appraisal valuation. After the sales verification process, the appraiser concluded that the market participants typically do not consider an income approach to value.

The following Departmental guidelines were considered and adhered to:

- Sales from 1/2004 to 1/2007 (at minimum) were considered in all analyses.
- No market trends (market condition adjustments, time adjustments) were applied to sales prices. Models were developed without market trends. The utilization of three years of market information without time adjustments, averaged any net changes over that time period.
- This report intends to meet the requirements of the Uniform Standards of Professional Appraisal Practice, Standard 6.

Identification of the Area

Name or Designation:

Area Name: Rainier Valley

Boundaries:

This area is bounded on the north by I-90 corridor. The west boundary is Beacon Ave S. that extends through Spokane st. extending on south to 24th Ave S. and Adams Street towards Cheasty Blvd. S. until it crosses Martin Luther King Way South to the southern boundary at South Henderson Street. The eastern edge heads south from I-90 corridor along 31st Avenue South then follows South McClellan Street east to S.Mount Baker Blvd which it follows until it heads south again generally Cascadia Avenue south. It follows South Oregon Street west to Rainier Ave S., which it follows to South S.Othello Street where it jogs over to Seward Park Ave S., which it follows to S.Henderson Street, which is the southern boundary.

Maps:

A general map of the area is included in this report. More detailed Assessor's maps are located on the 7th floor of the King County Administration Building.

Area Description:

Area 21 consists a portion of northeast Beacon Hill, Rainier Valley and the western portion of Mount Baker. This area is benefiting from the improvements that have occurred along the I-90 corridor but not limited to I-90 lid, various newer parks and community centers, light rail plans, newer large scale retailers, construction of new single family, multifamily homes and renovation of existing homes. Development of Columbia City dates back from 1891. Although the area is almost fully developed, there is still activity of vacant land sale and tear down sale and new construction is growing in this area. The Rainier Valley proper is approximately 1 mile wide and extends approximately 10 miles in north south direction. It is relatively homogeneous older urban neighborhood, comprised of predominantly non-view, single-family zoned parcels and poor to very good quality homes. 47% of homes in this area were built prior to 1940. The majority (89%) of the houses are grade 6 or 7 and 53% of homes are less than 1200 sqft. The western portion of the Mount Baker neighborhood generally has higher priced land and superior homes compared to Rainier Valley proper. Similarly, properties along Seward park Avenue South, near lake Washington are superior to those in the valley.

Preliminary Ratio Analysis

A Ratio Study was completed just prior to the application of the 2007 recommended values. This study benchmarks the current assessment level using 2006 posted values. The study was also repeated after application of the 2007 recommended values. The results are included in the validation section of this report, showing an improvement in the COV from 19.24% to 16.61%.

Scope of Data

Land Value Data:

Vacant sales from 1/2004 to 1/2007 were given primary consideration for valuing land. In area 21 approximately 93% of the parcels have houses on them. There are approximately 467 vacant parcels and 24% of them are owned by government agencies like City of Seattle Parks , State of Washington etc. There are very few vacant parcel sold in this area. We utilized sales from 01/2003 to 12/2006 to develop land model for the valuation of each land parcel.

Improved Parcel Total Value Data:

Sales information is obtained from excise tax affidavits and reviewed initially by the Accounting Division, Sales Identification Section. Information is analyzed and investigated by the appraiser in the process of revaluation. All sales were verified if possible by calling either the purchaser or seller, inquiring in the field or calling the real estate agent. Characteristic data is verified for all sales if possible. Due to time constraints, interior inspections were limited. Sales are listed in the “Sales Used” and “Sales Removed” sections of this report. Additional information resides in the Assessor’s procedure manual located in the Public Information area of the King County Administration Building.

The Assessor maintains a cost model, which is specified by the physical characteristics of the improvement, such as first floor area, second floor area, total basement area, and number of bathrooms. The cost for each component is further calibrated to the 13 grades to account for quality of construction. Reconstruction Cost New (RCN) is calculated from adding up the cost of each component. Depreciation is then applied by means of a percent good table which is based on year built, grade, and condition, resulting in Reconstruction Cost New less Depreciation (RCNLD). The appraiser can make furthers adjustments for obsolescence (poor floor plan, design deficiencies, external nuisances etc.) if needed. The Assessor’s cost model generates RCN and RCNLD for principle improvements and accessories such as detached garages and pools.

The Assessor’s cost model was developed by the King County Department of Assessments in the early 1970’s. It was recalibrated in 1990 to roughly approximate Marshall & Swift’s square foot cost tables, and is indexed annually to keep up with current costs.

Land Model

Model Development, Description and Conclusions

Area 21 is an older neighborhood with 93% parcels is improved (including multi improvements). There were 50 land sales in area 21 during last 3 years and only 16 land sales were useable for analysis purpose. Vacant land sales prior to 2004 were also taken into consideration for reference purpose. Land values are influenced by lot size, building sites, location, topography, traffic noise and views.

The area has been divided into 7 distinct neighborhoods. Neighborhood codes are used primarily as a means of identifying the different land values within them. A map follows that shows the different market (Neighborhood segments).

There are 65 parcels in **Neighborhood 1** and it is bounded by Rainier Ave. S on eastern side, Martin Luther King Jr. Rd on western side, Cloverdale St. on northern side and Henderson St. on southern side. This neighborhood is the southern border of area 21 and is comprised of mostly grade 6 improvements. This neighborhood is less desirable as compared to other Neighborhoods in area 21. There are no new improvements built in this neighborhood after 1999.

There are 1245 parcels located in **Neighborhood 2** and it is bounded by Rainier Ave S./ 44th Ave S. / 42nd Ave S/ 39th Ave S/Renton Ave S. on eastern side, Martin Luther king Jr Rd. S on western side, Lucile St. S/Orcas St./ Othello St. on northern side, Cloverdale St. on southern side. 92% of homes built in this neighborhood is grade 6 or 7. This neighborhood is slowly being gentrified. There were 51 new homes built after 1999. Neighborhood 2 is more desirable area due to light rail stations, which will be located on Othello St.

There are 1315 parcels located in **Neighborhood 3**, bounded by Rainier Ave S. on western side, Henderson St. on southern side, Seward Park Ave S. on eastern side and Othello St. on eastern side. It is also bounded by Rainier Ave S. in eastern side, Bennett st./Brandon st./Othello st./ Webster St. on northern side, Martin Luther King Jr. Rd S/Renton Ave S./39th Ave S./42nd Ave S on eastern side, Webster St./ Othello St. on southern side. Beside these, Neighborhood 3 is also bounded by Andover St. on on Northern side, Dakota St. on southern side, Martin Luther king Jr. St on western side and 30th Ave S on eastern side. The major difference between Neighborhood 2 and 3 is the location. Neighborhood 3 is generally closer to Seward Park and has an old established shopping district. The housing stock is very similar on neighborhoods 2 and 3 with the sale prices being higher in neighborhood 3.

There are 1968 parcels in **Neighborhood 4**, bounded by Rainier Ave S. on eastern side, Bennett st./ Brandon St on southern side, Claremont st./ Andover St. on northern side, Martin Luther King Jr. Rd/ 30th Ave S on eastern side. This neighborhood is also bounded by 24th Ave S./ 21st Ave S./17th Ave S./11th Ave S. on eastern side, I-90 on northern side, Rainier Ave S, on eastern side and Martin Luther King Jr. Way S. on southern side. This neighborhood comprised of Beacon Hill neighborhood and Columbia st. neighborhood, which are more desirable neighborhoods in area 21. There are 83 new homes are built in this neighborhood since 1999. 57% of homes in this neighborhood are grade 7 or higher. Columbia Street station for light rail will be located in this neighborhood.

There are 849 parcels in **Neighborhood 5**, bounded by 21st Ave S / 18th Ave S. on eastern side, Forest St./ Spokane St. on western side. This neighborhood is also bounded by Rainier Ave S. on Western side, 30th Ave S./ Hanford St. on the northern side, 39th Ave S./41st Ave S on Southern side, 36th Ave S./37th Ave S./42nd Ave S./ Cascadia Ave S. on eastern side. This neighborhood is zoned 100% single family and 64% of homes were built before 1940. This neighborhood has some positive influence of Mount Baker neighborhood.

There are 486 parcels in **Neighborhood 6** , bounded by S. Bayview Ave /30th Ave S. /33rd Ave S. /39th Ave S. on southern side, Martin Luther King Jr. Way S./S. Hanford St./ 37th Place S./38th Ave S. on eastern side, 37th Ave S./ S. Mount Baker Blvd./ S. Massachusetts on Northern side, 30th Ave S./37th Ave S./38th Ave S./39th Ave S. on eastern side. This neighborhood is heavily influenced by the Mt. Baker neighborhood and the most desirable in area 21. 70% of the parcels are zoned single family and the remaining parcels have a higher zoning. S. McClellan St. station for light rail will be located in this neighborhood.

Neighborhood 7 is a transition area leading into Mt. Baker neighborhood. It runs north to South along 31st Ave S.

Neighborhood 10 is parcels with L-1 zoning.

Neighborhood 20 is parcels with LDT zoning located east of Rainier Ave S

Neighborhood 29 is parcels with LDT zoning located west of Rainier Ave S.

Land Schedule

16 verified vacant sales were used to derive straight line equation to calculate land value for Area 21. Platted vacant lot which were unencumbered and readily available to build an improvement were valued as additional building sites with adjustment.

Neighborhood 5 is considered as standard and adjustments were made positive and negative for each of the other neighborhood.

L-1 zoned parcels (Neighborhood 10) values are as shown on page 18 in the Neighborhood 10 column. Baseland value allocation based on subarea is noted on page 19.

LDT zoned parcels (Neighborhood 20) values are as shown on page 18 in the Neighborhood 20 column. LDT zoned parcels are classified as Neighborhood 20 and Neighborhood 29. Neighborhood 29 is valued 90% of Neighborhood 20.

Topography Adjustment

An adjustment was made to the base land value of parcels that were coded with topography from -10% to -90%. Topography can cause a reduction in value by reducing the useable area of a lot and also by pushing the development cost up. When valuing an improved parcel which has been identified as having topographical issues, EMV is calculated using adjusted base land (non-adjusted for topography) then the percentage of value relating to the extra cost of development (-10% to -90%) is shifted from the land value to the improvement value.

A list of vacant sales used and those considered not reflective of market are included in the following sections.

Overview of land Valuation process:

Base Land Values are determined for each parcel based on its lot size and neighborhood following the schedule on page 18. All negative adjustments are added together and subtracted from the Base Land. The highest positive adjustment is determined and added to the Base Land.

Adjusted Base Land Value process

Neighborhood lot size value (see page 18) less total negative adjustments = Negative Impact Value

Neighborhood lot size value plus the highest positive adjustment = Positive Impact Value

Neighborhood lot size value less Negative Impact Value plus Positive Impact Value = Adjusted Base Land Value

For Example:

5000 Square Foot lot Neighborhood 6 (page 18)

Adjustments found on page 19

-20% topography

-10% Heavy Traffic

+35% Good Lake Washington view

Adjusted Base Land = \$147,000 – \$44,100 + \$51,400 = \$154,000 Rounded down

Good Lake Washington view is the highest Positive adjustment

Land Value Model Calibration

Lot Size (Sqft.)	Base Land Value							
	Neighborhood 1	Neighborhood 2	Neighborhood 3	Neighborhood 4	Neighborhood 5	Neighborhood 6	Neighborhood 10	Neighborhood 20
0	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$ 100
250	\$600	\$700	\$800	\$900	\$1,000	\$1,000	\$1,000	\$ 1,000
500	\$600	\$700	\$800	\$900	\$1,000	\$1,000	\$1,000	\$ 1,000
750	\$600	\$700	\$800	\$900	\$1,000	\$1,000	\$1,000	\$ 1,000
1,000	\$37,000	\$44,000	\$50,000	\$56,000	\$63,000	\$69,000	\$69,000	\$ 69,000
1,250	\$43,000	\$51,000	\$58,000	\$65,000	\$73,000	\$80,000	\$80,000	\$ 80,000
1,500	\$48,000	\$56,000	\$64,000	\$72,000	\$81,000	\$89,000	\$89,000	\$ 89,000
1,750	\$52,000	\$61,000	\$70,000	\$79,000	\$88,000	\$96,000	\$96,000	\$ 96,000
2,000	\$56,000	\$65,000	\$75,000	\$84,000	\$94,000	\$103,000	\$103,000	\$ 103,000
2,500	\$61,000	\$72,000	\$82,000	\$92,000	\$103,000	\$113,000	\$113,000	\$ 113,000
2,750	\$64,000	\$75,000	\$86,000	\$97,000	\$108,000	\$118,000	\$118,000	\$ 118,000
3,000	\$67,000	\$78,000	\$89,000	\$100,000	\$112,000	\$123,000	\$178,000	\$ 123,000
3,250	\$69,000	\$80,000	\$92,000	\$103,000	\$115,000	\$126,000	\$178,000	\$ 126,000
3,500	\$71,000	\$83,000	\$95,000	\$107,000	\$119,000	\$130,000	\$186,000	\$ 130,000
3,750	\$73,000	\$85,000	\$97,000	\$109,000	\$122,000	\$134,000	\$186,000	\$ 134,000
4,000	\$74,000	\$86,000	\$99,000	\$111,000	\$124,000	\$136,000	\$260,000	\$ 206,000
4,250	\$76,000	\$88,000	\$101,000	\$114,000	\$127,000	\$139,000	\$260,000	\$ 206,000
4,500	\$78,000	\$91,000	\$104,000	\$117,000	\$130,000	\$143,000	\$260,000	\$ 218,000
4,750	\$79,000	\$92,000	\$105,000	\$118,000	\$132,000	\$145,000	\$260,000	\$ 218,000
5,000	\$80,000	\$93,000	\$107,000	\$120,000	\$134,000	\$147,000	\$260,000	\$ 230,000
5,250	\$82,000	\$95,000	\$109,000	\$123,000	\$137,000	\$150,000	\$260,000	\$ 230,000
5,500	\$83,000	\$97,000	\$111,000	\$125,000	\$139,000	\$152,000	\$269,000	\$ 242,000
5,750	\$84,000	\$98,000	\$112,000	\$126,000	\$141,000	\$155,000	\$310,000	\$ 242,000
6,000	\$85,000	\$100,000	\$114,000	\$128,000	\$143,000	\$157,000	\$310,000	\$ 309,000
6,250	\$86,000	\$100,000	\$115,000	\$129,000	\$144,000	\$158,000	\$310,000	\$ 309,000
6,500	\$87,000	\$102,000	\$116,000	\$131,000	\$146,000	\$160,000	\$310,000	\$ 312,000
6,750	\$88,000	\$103,000	\$118,000	\$133,000	\$148,000	\$162,000	\$310,000	\$ 312,000
7,000	\$105,000	\$122,000	\$140,000	\$157,000	\$175,000	\$192,000	\$334,000	\$ 324,000
7,200	\$111,000	\$129,000	\$148,000	\$166,000	\$185,000	\$203,000	\$334,000	\$ 330,000
7,500	\$117,000	\$136,000	\$156,000	\$175,000	\$195,000	\$214,000	\$348,000	\$ 336,000
8,000	\$123,000	\$143,000	\$164,000	\$184,000	\$205,000	\$225,000	\$378,000	\$ 360,000
9,000	\$132,000	\$154,000	\$176,000	\$198,000	\$220,000	\$242,000	\$396,000	\$ 378,000
10,000	\$140,000	\$163,000	\$187,000	\$210,000	\$234,000	\$257,000	\$409,000	\$ 396,000
11,000	\$146,000	\$170,000	\$195,000	\$219,000	\$244,000	\$268,000	\$422,000	\$ 415,000
12,000	\$153,000	\$178,000	\$204,000	\$229,000	\$255,000	\$280,000	\$434,000	\$ 435,000
13,000	\$159,000	\$185,000	\$212,000	\$238,000	\$265,000	\$291,000	\$513,000	\$ 456,000
14,000	\$165,000	\$192,000	\$220,000	\$247,000	\$275,000	\$302,000	\$519,000	\$ 478,000
16,000	\$173,000	\$202,000	\$231,000	\$260,000	\$289,000	\$317,000	\$536,000	\$ 501,000
18,000	\$186,000	\$217,000	\$248,000	\$279,000	\$310,000	\$341,000	\$583,000	\$ 526,000
20,000	\$201,000	\$234,000	\$268,000	\$301,000	\$335,000	\$368,000	\$631,000	\$ 552,000
22,000	\$207,000	\$241,000	\$276,000	\$310,000	\$345,050	\$379,000	\$678,000	\$ 579,000
24,000	\$213,000	\$248,000	\$284,000	\$319,000	\$355,000	\$390,000	\$725,000	\$ 607,000
26,000	\$219,000	\$255,000	\$292,000	\$328,000	\$365,000	\$401,000	\$772,000	\$ 637,000
28,000	\$225,000	\$262,000	\$300,000	\$337,000	\$375,000	\$412,000	\$802,000	\$ 662,000
30,000	\$231,000	\$269,000	\$308,000	\$346,000	\$385,000	\$423,000	\$834,000	\$ 688,000
35,000	\$237,000	\$276,000	\$316,000	\$355,000	\$395,000	\$434,000	\$859,000	\$ 708,000
40,000	\$244,000	\$284,000	\$325,000	\$366,000	\$407,000	\$447,000	\$884,000	\$ 729,000
45,000	\$249,000	\$291,000	\$332,000	\$374,000	\$416,000	\$457,000	\$901,000	\$ 743,000

There is a significant amount of new construction in Area 21. 144 new homes were built since 2004.

BASE LAND VALUE ADJUSTMENTS

Baseland value for L-1 Parcels is based in Subareas follows:	
SubArea	L-1 Zoned (Neighborhood 10) Adjustment
1	100% of Neighborhood 10, truncate to 000
2	85% of Neighborhood 10, truncate to 000
3	95% of Neighborhood 10, truncate to 000
4	75% of Neighborhood 10, truncate to 000
5	65% of Neighborhood 10, truncate to 000
7	55% of Neighborhood 10, truncate to 000

Baseland value for LDT Parcels	
Neighborhood Base Land Value Adjustment	
29	90% of Neighborhood 20, truncate to 000

It should be noted that ONLY highest view adjustment will be applied.

Positive Adjustments (Apply to all Baseland Values)	
Water View	Adjustment
Fair	15%
Average	25%
Good	35%
Excellent	50%
Seattle Skyline	Adjustment
Average	20%
Good	25%
Excellent	30%
Territorial / Cascade	Adjustment
Average	10%
Good	15%
Excellent	20%

IF A PARCEL HAS A EXCELLENT LAKE WASHINGTON /PUGET SOUND VIEW (50%), EXCELLENT CASCADE/TERRITORIAL VIEW (20%), HIGHEST OF ALL ADJUSTMENT (50%) WILL BE APPLIED.

Negative Adjustments (Apply to all Baseland Values)	
Other Adjustments	
Traffic Noise	Adjustment
Moderate	-5%
Heavy	-10%
Extreme	-15%
Access	Adjustment
Restricted	-30%
Legal/Undeveloped	-20%
Walk in	-10%
Unbuildable	Adjustment
Yes	-50%
Other Nuisance	Adjustment
Yes	-10%
Other Problems	Adjustment
Yes	-10%
Water Problems	Adjustment
Yes	-10%
Size/Shape	Adjustment
Yes	-10%
ECA	Adjustment
Yes	-10%
Topography	Adjustment
Code 1 - 9	10% to 90% Negative Adjustment

***Vacant Sales Used In This Physical Inspection Analysis
Area 21***

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
002	142630	0865	04/20/06	122500	4560	N	N
002	149830	0435	11/30/06	137500	11060	Y	N
002	308300	0780	06/02/05	155000	4000	N	N
002	308300	0780	05/25/04	110000	4000	N	N
002	754830	0489	05/11/06	165000	15000	N	N
002	754830	0745	04/18/05	210000	5000	N	N
002	754830	0765	04/18/05	310000	5615	N	N
003	795030	1018	04/25/06	112000	3000	N	N
004	160460	0115	11/17/05	305000	5960	N	N
004	162404	9276	08/29/06	150500	5253	N	N
004	162404	9281	06/15/06	150500	5014	N	N
004	253950	0050	03/23/06	302500	11954	N	N
004	393790	0100	02/03/05	85000	5019	N	N
005	333100	0035	02/17/05	92000	3023	N	N
005	333250	0304	04/18/06	75000	3300	N	N
007	400600	0269	08/31/06	110000	6000	N	N

***Vacant Sales Removed From This Physical Inspection Analysis
Area 21***

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	027200	0878	05/12/04	\$100,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
001	182230	0175	08/11/04	\$2,000,000	MULTI-PARCEL SALE;
001	239460	0157	07/25/06	\$127,054	RELATED PARTY, FRIEND, OR NEIGHBOR;
002	142680	0040	04/07/04	\$330,000	MULTI-PARCEL SALE;
002	149830	1240	05/24/05	\$120,000	TEAR DOWN;
002	149830	1355	07/06/05	\$28,800	BANKRUPTCY - RECEIVER OR TRUSTEE
002	272920	0005	11/28/05	\$260,000	TEAR DOWN
002	388190	0090	12/20/05	\$258,000	MULTI-PARCEL SALE;
002	388190	0300	05/04/06	\$48,000	MULTI-PARCEL SALE;
002	388190	0305	05/04/06	\$48,000	MULTI-PARCEL SALE;
002	388190	0310	05/04/06	\$48,000	MULTI-PARCEL SALE;
002	754830	0735	07/29/05	\$235,000	MULTI-PARCEL SALE;
002	754830	0740	07/29/05	\$235,000	MULTI-PARCEL SALE;
002	754830	0915	05/11/06	\$150,000	NON-REPRESENTATIVE SALE;
002	754830	0915	07/21/05	\$540,000	MULTI-PARCEL SALE;
002	754830	0920	07/21/05	\$540,000	MULTI-PARCEL SALE;
002	754830	0925	07/21/05	\$540,000	MULTI-PARCEL SALE;
003	795030	0431	06/25/04	\$329,000	MULTI-PARCEL SALE;
003	795030	0985	09/29/04	\$140,000	TEAR DOWN;
004	118300	0007	09/06/06	\$102,700	NO MARKET EXPOSURE;
004	160460	2059	02/02/04	\$319,000	MULTI-PARCEL SALE;
004	162404	9276	09/17/04	\$535,000	MULTI-PARCEL SALE;
004	162404	9281	09/17/04	\$535,000	MULTI-PARCEL SALE;
005	333300	0745	11/07/06	\$435,000	MULTI-PARCEL SALE;

***Vacant Sales Removed From This Physical Inspection Analysis
Area ??***

005	34266 0	0106	09/19/06	\$410,000	MULTI-PARCEL SALE;
005	34266 0	0115	02/21/06	\$430,000	MULTI-PARCEL SALE;
007	25893 0	0226	07/20/05	\$387,000	MULTI-PARCEL SALE;
007	34201 0	0165	07/26/05	\$40,000	QUIT CLAIM DEED;
007	34240 4	9148	11/02/04	\$160,000	MULTI-PARCEL SALE;
007	40060 0	0210	12/01/05	\$44,882	NO MARKET EXPOSURE;
007	71353 0	0135	11/02/04	\$160,000	MULTI-PARCEL SALE;
007	94124 0	0016	09/20/04	\$420,000	MULTI-PARCEL SALE;
007	94124 0	0112	09/20/04	\$420,000	MULTI-PARCEL SALE;

Improved Parcel Total Value Model:

Model Development, Description and Conclusions

Most sales were field verified and characteristics updated prior to model development. Additionally, all sales from 1/2004 to 1/2007 were given equal consideration and weight in the model. The assessment level sought in this valuation is 100% of market as mandated by the governing jurisdiction.

862 Sales from 01/01/2004 through 12/30/2006 were used to derive multiplicative model in multiple regression analysis to estimate value of 5889 single family improved parcels with one home in each parcels in area 21. Natural logarithm transformation was used to derive multiple regression models. Data used in the valuation models reflects the property characteristics at the time of sale.

The analysis of this area consisted of vital characteristics that influence property value of the area. These characteristics include land value, neighborhood, and views, above grade living area, age, building cost, condition, grade and accessory cost. Adjustments for the characteristics are derived from sales sample. The resulting value estimates were applied to 95.33% of the improved parcels in the area.

There were some cases where the multiple regression equation used to value property was not applied. Appraisers have four other options in valuing such properties. A list of all five valuation options along with some reasons that an appraiser might select a particular type of value estimate follows. Similarly, Valuation process for exception parcels is also mentioned in this page. In all cases appraiser judgment was used in selecting the value for each parcel.

EMV (Estimated Market Value) – Market derived estimate suited to the majority of properties in the area - those that do not have unusual characteristics, which substantially affect their market value. 95.33% (5614 parcels) of single family homes with only one improvement are valued using this approach.

RCN (Reconstruction Cost New) – Suited to newer construction where there is little or no depreciation. Only one parcel is valued using this approach.

RCNLD (Reconstruction Cost New Depreciation) – Suited to older building where there are few comparable sales. Only 0.006% (39 parcels) of homes are valued using this approach.

Previous Value – Suited to parcels where there is no market evidence of a change in the land or building value. Only one parcel is valued using this approach.

Appraiser Select – A write-in amount where other estimates are not suitable. For example, an adjustment to EMV might be necessary for unusual characteristic, and this adjusted amount becomes a write-in value. 0.04% (234 parcels) of single family homes with one improvement are valued using this approach.

The improved parcel total value models are included later in this report.

Exception Parcels:

- EMV were not applied to:
- Building with grade 3 or less.
- Parcels with more than one improvements.
- If EMV is less than base land value.
- Improvements with % obsolescence greater than 0.
- Improvements with % net condition greater than 0.
- Improvements with Percent Complete < 100%.
- Lot size less than 100 Square feet.
 - Parcels with more than one improvement were valued using EMV for primary improvement plus a derivative of depreciated cost (RCNLD) for the additional improvement(s).
 - If EMV is less than base land value, a derivative of depreciated cost (RCNLD) was used for improvement value.
 - Improvements coded with percent obsolescence were valued at EMV less obsolescence.
 - Improvements coded with net condition were valued at depreciated cost.
 - Improvements less than 100% complete were valued at EMV multiplied by percent complete.
 - Improvements located in Neighborhood 7 were valued 110 times EMV of Neighborhood 6.
 - Improvements in poor condition were valued at depreciated cost.

Mobile Homes

There are no mobile homes in area 21.

Improved Parcel Total Value Model Calibration

Estimated Market Value Equation Multiplicative Model Area 21

EMV Model Variable	Definition	Transformation
Nghb4YN	Neighborhood = 4	$(Nghb=4) * (LN(10))$
Nghb5YN	Neighborhood = 5	$(Nghb=5) * (LN(10))$
Nghb6YN	Neighborhood = 6	$(Nghb=6) * (LN(10))$
LDTYN	Neighborhood = 20 or 29	$(Nghb>19) * (LN(10))$
BaseLandC	Base Land Value	$LN(BaseLand/1000)$
BldgAccyC	Sum of Building Cost New and Accessory Cost New Less Depreciation.	$LN((BldgRCN+AccyRCNLD)/1000)$
AgeC	Age (2008-Year Built/Renovation, Whichever is greater.)	$LN(Age+1)$
OldAgeYN	Age of Improvement >68	$(Age>68) * (LN(10))$
LNGradeC	Building Grade	$LN(Grade)$
FairYN	Building Condition =2	$(Cond=2) * (LN(10))$
GoodYN	Building Condition =4	$(Cond=4) * (LN(10))$
VGoodYN	Building Condition = 5	$(Cond=5) * (LN(10))$
AglaC	Above Grade Living Area	$LN(AGLA/100)$
BsmtYN	Basement	$(Grade>5) * (TotBsmt>0) * (LN(10))$
LkWaYN	Lake Washington View	$(LkWa>0) * (LN(10))$
SeattleSkylineYN	Seattle Skyline View	$(SeaSky>0) * (LN(10))$

LN represents conversion to Natural Logarithms
C stands for continuous variabl.

Estimated market Value (EMV) of an improvement is calculated applying following Equation:

$$\begin{aligned}
 &EMV= \\
 &EXP(\\
 &2.871989+ 6.225808E-02*Nghb4YN+ 8.763202E-02*Nghb5YN+ .1160118*Nghb6YN+ \\
 &5.841071E-02*LDTYN+ 9.987102E-02*BaseLandC+ .1578017*BldgAccyC- \\
 &4.074286E-02*AgeC+ 2.682077E-02*OldAgeYN+ .6689876*LNGradeC-7.805791E- \\
 &02*FairYN+ 4.635101E-02*GoodYN+ .1019504*VGoodYN+ .129358*AglaC+ \\
 &2.791332E-02*BsmtYN+ 3.906409E-02*LkWaYN+ 4.523721E-02*SeattleSkylineYN \\
 &)*1000 \\
 &Truncate to nearest $1,000
 \end{aligned}$$

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

**Improved Sales Used In This Physical Inspection Analysis
Area 21**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	027200	0855	8/24/04	\$155,000	390	0	5	1916	3	3000	0	0	2814 S GRAND ST
001	690970	0385	10/26/05	\$310,000	940	0	5	1918	3	5500	6	0	1542 30TH AVE S
001	765910	0055	11/1/04	\$216,000	720	400	6	1906	3	3040	0	0	2119 S ATLANTIC ST
001	149830	3985	6/10/04	\$191,000	760	0	6	1951	3	4000	0	0	2007 30TH AVE S
001	539360	1605	6/30/05	\$262,500	850	0	6	1947	3	6000	5	0	2306 28TH AVE S
001	169590	0120	12/5/05	\$405,000	860	0	6	1925	4	3600	0	0	1906 30TH AVE S
001	027200	0165	8/2/05	\$320,000	900	500	6	1908	4	4000	0	0	1522 25TH AVE S
001	066900	0025	3/1/06	\$368,000	900	0	6	1920	4	3700	0	0	1924 30TH AVE S
001	027200	0100	11/19/06	\$352,000	950	0	6	1929	3	4000	0	0	1725 26TH AVE S
001	027200	0120	9/27/06	\$348,000	950	0	6	1967	4	4000	0	0	1709 26TH AVE S
001	027200	0170	5/10/06	\$450,000	1060	530	6	1910	3	7075	0	0	1528 25TH AVE S
001	149830	4065	6/7/05	\$463,000	1090	0	6	1923	4	5000	0	0	1908 29TH AVE S
001	539360	1600	10/13/05	\$349,000	1130	0	6	1947	3	6000	5	0	2312 28TH AVE S
001	811110	0115	1/20/04	\$312,000	1140	600	6	1943	4	3960	0	0	1809 28TH AVE S
001	182230	0030	7/22/04	\$245,000	1150	890	6	1904	3	3500	0	0	1701 22ND AVE S
001	182230	0045	5/17/06	\$375,000	1230	260	6	1904	3	3500	0	0	1717 22ND AVE S
001	182230	0120	10/25/04	\$329,950	1240	0	6	1904	4	3811	0	0	1518 22ND AVE S
001	885000	0970	3/19/04	\$247,500	1490	600	6	1909	3	3000	0	0	1510 21ST AVE S
001	182230	0130	7/18/06	\$330,500	1500	0	6	1904	3	3811	0	0	1526 22ND AVE S
001	388190	0660	8/2/04	\$265,500	1660	0	6	1901	4	5400	0	0	1817 25TH AVE S
001	885000	0965	7/7/05	\$280,000	1670	0	6	1905	4	3000	0	0	1512 21ST AVE S
001	539360	1725	6/8/06	\$467,000	870	690	7	2004	3	2500	0	0	2313 30TH AVE S
001	027200	0880	8/8/06	\$594,000	880	700	7	1916	4	4000	6	0	1721 BRADNER PL S
001	209020	0045	3/23/05	\$472,000	930	0	7	1919	4	4050	0	0	3007 S WALKER ST
001	673870	0050	6/29/05	\$425,000	940	0	7	1920	4	4040	0	0	2100 30TH AVE S
001	795400	0125	4/15/05	\$418,000	940	940	7	1957	3	5978	0	0	2707 30TH AVE S
001	811110	0050	11/12/04	\$335,000	1020	0	7	1920	4	3960	0	0	1814 29TH AVE S
001	539360	1615	2/3/06	\$290,000	1040	0	7	1959	3	6000	0	0	2301 29TH AVE S

**Improved Sales Used In This Physical Inspection Analysis
Area 21**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	570000	0105	5/26/05	\$420,000	1040	550	7	1921	5	5000	0	0	2327 31ST AVE S
001	182230	0050	3/2/06	\$265,000	1060	770	7	1953	3	4469	0	0	1513 22ND AVE S
001	690970	0437	4/13/04	\$249,500	1060	0	7	1979	3	1600	0	0	1523 30TH AVE S
001	027200	0940	5/8/06	\$535,000	1080	1000	7	1964	4	4000	0	0	1705 29TH AVE S
001	811110	0040	9/19/05	\$437,000	1120	0	7	1908	4	3960	0	0	1806 29TH AVE S
001	027200	0030	5/26/06	\$447,000	1140	1050	7	1999	3	4000	0	0	1714 25TH AVE S
001	674570	0045	7/28/04	\$385,510	1150	380	7	1951	3	4655	0	0	2308 30TH AVE S
001	027200	0800	12/9/04	\$392,000	1180	1180	7	1964	4	5000	6	0	1718 28TH AVE S
001	149830	3960	7/27/04	\$425,500	1250	0	7	1929	4	4000	0	0	2006 29TH AVE S
001	912200	1345	7/7/04	\$421,000	1280	200	7	1936	4	4500	0	0	2337 30TH AVE S
001	027200	0305	5/11/06	\$342,000	1310	0	7	1998	3	2996	0	0	1704 26TH AVE S
001	027200	0345	6/14/06	\$349,950	1310	0	7	1998	3	2997	0	0	1728 26TH AVE S
001	149830	4045	4/27/05	\$490,000	1380	670	7	1926	4	5000	0	0	1912 29TH AVE S
001	388190	0666	3/8/05	\$339,950	1390	770	7	1911	3	1350	0	0	2510 S HOLGATE ST
001	539360	1635	11/21/05	\$391,000	1390	400	7	1925	4	6000	2	0	2321 29TH AVE S
001	149830	4035	9/23/04	\$460,000	1500	850	7	1926	4	5000	0	0	1916 29TH AVE S
001	570000	0280	6/27/06	\$495,000	1500	600	7	1921	3	5000	0	0	2733 31ST AVE S
001	912200	1305	3/23/05	\$499,950	1510	0	7	1926	4	4500	0	0	2352 29TH AVE S
001	027200	0300	8/1/06	\$360,000	1510	0	7	1998	3	3495	0	0	1700 26TH AVE S
001	570000	0035	11/22/04	\$395,000	1540	0	7	1927	3	4000	0	0	2340 30TH AVE S
001	169590	0060	3/24/04	\$330,000	1610	0	7	1925	4	2982	0	0	1733 30TH AVE S
001	691020	0145	8/25/04	\$548,000	1690	0	7	1902	4	8730	4	0	1728 29TH AVE S
001	209020	0030	9/11/06	\$732,000	1720	800	7	1923	5	4300	0	0	2117 31ST AVE S
001	570000	0085	6/29/06	\$665,000	2020	400	7	2006	3	5336	0	0	2341 31ST AVE S
001	673870	0035	10/3/05	\$590,000	2110	0	7	1916	3	4000	0	0	2013 31ST AVE S
001	027200	0820	3/22/04	\$398,000	1030	520	8	1998	3	5000	6	0	1732 28TH AVE S
001	027200	0830	6/10/05	\$429,000	1030	520	8	1998	3	5812	6	0	1744 28TH AVE S
001	570000	0050	10/26/05	\$606,000	1140	500	8	1928	4	4080	0	0	2354 30TH AVE S
001	765910	0037	11/1/06	\$435,000	1150	150	8	2004	3	2088	2	0	1500 22ND AVE S
001	765910	0033	5/27/04	\$324,000	1150	150	8	2004	3	1910	0	0	1504 22ND AVE S
001	029900	0050	5/8/06	\$445,000	1300	380	8	2006	3	2123	0	0	1515 A 23RD AVE S
001	673870	0040	4/21/05	\$599,500	1300	1300	8	1912	5	5000	0	0	2009 31ST AVE S

**Improved Sales Used In This Physical Inspection Analysis
Area 21**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	029900	0052	3/23/06	\$445,000	1300	380	8	2006	3	2092	0	0	1515 B 23RD AVE S
001	027200	0020	7/28/05	\$368,000	1350	900	8	1996	3	4000	0	0	1704 25TH AVE S
001	539410	0010	3/5/05	\$487,500	1390	1000	8	1953	3	4700	0	0	2212 29TH AVE S
001	066900	0060	8/15/06	\$510,000	1510	60	8	1996	3	2500	0	0	1910 30TH AVE S
001	029900	0037	6/16/06	\$465,000	1520	140	8	2006	3	1633	0	0	1517 A 23RD AVE S
001	029900	0037	5/8/06	\$454,000	1520	140	8	2006	3	1633	0	0	1517 A 23RD AVE S
001	029900	0041	8/1/06	\$470,000	1520	140	8	2006	3	1634	0	0	1509 B 23RD AVE S
001	029900	0043	8/3/06	\$470,000	1520	140	8	2006	3	1705	0	0	1509 A 23RD AVE S
001	570000	0020	11/29/06	\$639,500	1690	800	8	1918	5	3920	0	0	2330 30TH AVE S
001	016100	0060	12/1/04	\$744,000	1730	0	8	1913	4	4000	4	0	1702 30TH AVE S
001	570000	0195	12/11/06	\$615,000	1730	0	8	1926	4	5000	0	0	2527 31ST AVE S
001	674570	0010	3/14/06	\$575,000	1730	0	8	1914	4	5170	0	0	3000 S COLLEGE ST
001	570000	0015	6/16/05	\$515,000	1760	180	8	1931	4	3880	0	0	2324 30TH AVE S
001	027200	0050	11/9/04	\$400,000	1770	250	8	1914	4	4000	0	0	1734 25TH AVE S
001	149830	3905	8/23/04	\$455,000	1780	200	8	1930	4	3240	0	0	2113 30TH AVE S
001	570000	0090	9/1/06	\$640,000	1840	0	8	1925	4	4872	0	0	2337 31ST AVE S
001	570000	0090	11/10/04	\$539,000	1840	0	8	1925	4	4872	0	0	2337 31ST AVE S
001	570000	0215	3/10/05	\$556,950	1890	500	8	1926	3	5000	0	0	2509 31ST AVE S
001	149830	4080	4/20/05	\$700,000	1970	0	8	1923	5	5000	0	0	1902 29TH AVE S
001	149830	3885	12/26/06	\$580,000	2010	240	8	1930	4	3240	0	0	2105 30TH AVE S
001	570000	0300	6/21/04	\$563,500	2080	600	8	2000	3	5000	0	0	2717 31ST AVE S
001	912200	1323	7/21/05	\$509,000	2200	0	8	1998	3	4500	0	0	2359 30TH AVE S
001	539360	1655	5/4/04	\$532,667	2590	0	8	2003	3	6000	5	0	2206 28TH AVE S
001	690970	0345	11/17/05	\$501,500	1440	0	9	2005	3	3000	4	0	1512 30TH AVE S
001	027200	0945	7/26/05	\$790,000	1730	570	9	2000	3	4000	5	0	1701 29TH AVE S
001	149830	3820	11/23/05	\$720,000	1960	850	9	2005	3	6000	0	0	2103 29TH AVE S
001	570000	0130	6/1/06	\$780,000	2140	640	9	2006	3	4100	0	0	2311 31ST AVE S
001	016100	0005	1/17/05	\$529,000	2240	0	9	1993	3	3808	5	0	1701 30TH AVE S
001	570000	0060	7/24/06	\$845,000	2400	600	9	1925	5	6180	0	0	2360 30TH AVE S
001	027200	0875	6/30/05	\$895,000	2500	1080	9	2005	3	4000	6	0	1731 BRADNER PL S
001	149830	3740	10/25/06	\$765,000	2660	0	9	1999	3	6000	6	0	2010 28TH AVE S
002	149830	0525	10/20/04	\$143,000	500	0	5	1920	3	6500	0	0	1910 11TH AVE S

**Improved Sales Used In This Physical Inspection Analysis
Area 21**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	539360	0670	12/13/04	\$147,000	520	0	5	1925	3	3800	0	0	1710 S COLLEGE ST
002	811610	0145	5/31/06	\$231,750	690	0	5	1944	3	4300	0	0	3214 MORSE AVE S
002	060600	0115	5/25/04	\$196,000	700	0	5	1910	3	3983	0	0	3219 19TH AVE S
002	539360	1235	11/18/04	\$205,000	720	0	5	1923	3	6000	0	0	2323 23RD AVE S
002	308300	0070	6/23/05	\$185,000	730	0	5	1918	3	4000	0	0	3016 21ST AVE S
002	811610	0155	8/30/04	\$182,000	1010	0	5	1993	3	4000	0	0	3206 MORSE AVE S
002	797010	0025	9/22/06	\$284,000	625	510	6	1924	3	3760	2	0	3318 24TH AVE S
002	308300	0315	3/30/06	\$239,950	640	0	6	1946	3	6000	0	0	2116 S MCCLELLAN ST
002	059700	0114	6/5/06	\$305,000	700	0	6	1947	3	4488	0	0	2010 S HANFORD ST
002	308300	0170	11/12/04	\$225,000	720	0	6	1919	4	4000	0	0	2915 22ND AVE S
002	816160	0155	8/25/04	\$270,000	720	400	6	1920	3	4000	7	0	3204 19TH AVE S
002	816160	0031	3/16/06	\$300,000	730	0	6	1954	3	5272	0	0	3223 21ST AVE S
002	116600	0100	10/21/05	\$309,000	740	440	6	1919	3	3700	0	0	2603 20TH AVE S
002	732090	0090	10/11/04	\$286,000	750	400	6	1910	3	3840	0	0	2713 20TH AVE S
002	531210	0045	6/6/06	\$370,000	760	500	6	1918	3	3916	5	0	3409 20TH AVE S
002	754830	0441	11/6/06	\$312,000	760	0	6	1913	3	3001	0	0	1761 17TH AVE S
002	308300	0810	12/1/06	\$357,000	780	0	6	1949	3	4000	0	0	3012 22ND AVE S
002	149830	1614	1/19/06	\$280,000	790	0	6	1919	3	4470	0	0	1922 18TH AVE S
002	912200	0590	4/18/04	\$274,000	810	550	6	1942	3	6000	0	0	2347 18TH AVE S
002	307950	0030	6/13/06	\$250,000	820	0	6	1908	3	4000	0	0	1711 S WAITE ST
002	307950	0030	6/17/05	\$215,000	820	0	6	1908	3	4000	0	0	1711 S WAITE ST
002	754830	0505	11/18/05	\$350,000	820	700	6	1921	3	3999	0	0	1761 18TH AVE S
002	149830	0545	3/22/05	\$307,500	830	0	6	1929	3	6000	2	0	1911 12TH AVE S
002	308300	0195	11/22/04	\$255,000	830	0	6	1946	3	4000	0	0	2814 21ST AVE S
002	912200	0565	4/1/05	\$366,000	830	0	6	1923	3	4000	0	0	1714 S BAYVIEW ST
002	308300	1125	6/4/04	\$199,950	840	0	6	1920	3	4000	0	0	2818 23RD AVE S
002	713330	0675	6/21/04	\$216,000	840	300	6	1907	3	4500	0	0	1505 15TH AVE S
002	154110	0080	1/25/05	\$334,950	850	850	6	1947	3	5520	0	0	3217 25TH AVE S
002	539360	1160	7/29/04	\$195,000	850	0	6	1947	3	6000	0	0	2307 22ND AVE S
002	731990	0225	2/22/06	\$278,000	850	400	6	1912	3	1248	0	0	1801 S MCCLELLAN ST
002	149830	1549	9/8/05	\$260,000	860	0	6	1949	3	4200	0	0	1716 S HILL ST
002	539360	1110	6/27/05	\$303,000	860	660	6	1905	4	6000	0	0	2207 22ND AVE S

**Improved Sales Used In This Physical Inspection Analysis
Area 21**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	059700	0330	7/23/04	\$295,000	880	0	6	1915	3	4000	0	0	3025 20TH AVE S
002	116600	0105	8/5/05	\$312,600	890	0	6	1919	3	3700	0	0	2607 20TH AVE S
002	731990	0120	5/14/04	\$275,000	890	0	6	1910	3	3360	0	0	2706 17TH AVE S
002	307950	0090	8/23/04	\$249,950	900	0	6	1913	3	2600	0	0	1711 S BAYVIEW ST
002	426320	0005	5/17/04	\$294,900	900	300	6	1924	3	4011	0	0	3401 25TH AVE S
002	539360	0870	4/14/05	\$320,000	900	200	6	1942	3	7000	0	0	1822 S COLLEGE ST
002	116600	0020	5/2/05	\$310,000	910	0	6	1928	3	4000	0	0	1931 S BAYVIEW ST
002	754830	0460	8/31/05	\$297,000	910	130	6	1913	3	4502	0	0	1767 17TH AVE S
002	798190	0050	8/29/06	\$395,000	910	200	6	1912	4	3175	4	0	3321 20TH AVE S
002	272920	0010	8/3/06	\$350,000	920	0	6	1919	5	2750	0	0	2109 S HORTON ST
002	168340	0050	5/27/05	\$321,000	940	0	6	1901	3	2575	0	0	1308 S COLLEGE ST
002	816160	0076	10/17/05	\$355,000	940	910	6	1914	4	3231	0	0	2003 S HANFORD ST
002	059700	0390	10/21/05	\$300,000	950	0	6	1921	3	4210	0	0	3014 18TH AVE S
002	059700	0150	9/6/05	\$336,000	960	0	6	1932	3	4751	0	0	3033 21ST AVE S
002	059700	0350	3/4/05	\$334,000	980	0	6	1924	3	3557	4	0	3001 19TH AVE S
002	531210	0015	8/16/06	\$479,000	980	600	6	1916	4	3329	5	0	3412 19TH AVE S
002	308300	0275	9/7/06	\$339,950	1010	0	6	1913	3	4000	0	0	2712 21ST AVE S
002	116600	0045	4/19/06	\$331,400	1040	250	6	1902	4	4000	0	0	1911 S BAYVIEW ST
002	149830	1672	9/13/04	\$280,200	1040	1040	6	1909	3	4000	0	0	1917 19TH AVE S
002	912200	0539	12/22/05	\$312,500	1040	520	6	1909	3	3000	2	0	1706 S BAYVIEW ST
002	308300	1005	3/30/06	\$255,500	1060	690	6	1941	4	4000	0	0	3014 23RD AVE S
002	811610	0186	5/18/05	\$379,000	1070	230	6	1914	4	3567	0	0	3220 CHEASTY BLVD S
002	731990	0145	5/20/05	\$308,050	1100	0	6	1925	3	6144	0	0	2717 18TH AVE S
002	912200	0450	8/30/05	\$370,000	1110	700	6	1928	3	4000	0	0	2356 16TH AVE S
002	912200	0451	11/28/05	\$370,000	1110	0	6	1927	3	4000	0	0	1610 S BAYVIEW ST
002	912200	0761	4/20/05	\$275,000	1110	0	6	1951	3	6000	0	0	2016 S BAYVIEW ST
002	308300	1130	10/21/04	\$246,470	1120	400	6	1926	3	4000	0	0	2812 23RD AVE S
002	308300	0785	2/13/06	\$365,000	1130	0	6	1921	4	4000	0	0	2915 23RD AVE S
002	308300	0785	7/26/04	\$321,300	1130	0	6	1921	4	4000	0	0	2915 23RD AVE S
002	731990	0275	3/22/06	\$355,000	1150	0	6	1957	4	6144	4	0	2900 18TH AVE S
002	754830	0760	6/1/05	\$248,300	1150	0	6	1905	3	3430	0	0	1772 19TH AVE S
002	308300	1285	11/1/05	\$355,000	1170	0	6	1908	3	6000	0	0	2316 S LANDER ST

**Improved Sales Used In This Physical Inspection Analysis
Area 21**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	149830	1840	1/22/04	\$228,000	1180	0	6	1955	3	6000	0	0	2101 20TH AVE S
002	365010	0055	3/29/05	\$320,000	1180	0	6	1900	3	4125	0	0	3308 18TH AVE S
002	308300	1020	3/10/04	\$305,000	1190	1190	6	1919	3	6000	0	0	3000 23RD AVE S
002	059700	0435	5/9/05	\$350,000	1200	0	6	1928	4	4000	0	0	3050 18TH AVE S
002	731990	0106	12/12/05	\$423,500	1260	400	6	1926	3	4664	0	0	1710 S MCCLELLAN ST
002	426320	0030	3/12/04	\$255,500	1280	0	6	1958	3	6726	2	0	3421 25TH AVE S
002	754830	0900	3/7/05	\$280,000	1330	0	6	1918	3	3848	0	0	1771 20TH AVE S
002	798190	0110	6/29/05	\$308,000	1340	960	6	1966	3	3175	0	0	3326 20TH AVE S
002	149830	1410	8/18/04	\$345,000	1350	0	6	1903	3	5000	0	0	1609 S HILL ST
002	149830	1835	5/25/04	\$235,000	1430	0	6	1915	2	6000	0	0	2100 19TH AVE S
002	308300	0965	12/10/04	\$256,000	1500	0	6	1906	3	8000	0	0	2315 S WINTHROP ST
002	539360	0425	5/25/05	\$360,000	1510	0	6	1915	3	6000	0	0	2306 13TH AVE S
002	308300	0800	10/5/04	\$335,000	1540	0	6	1913	3	4000	0	0	3020 22ND AVE S
002	388190	0295	4/7/05	\$315,000	1550	0	6	1900	4	7203	0	0	1815 16TH AVE S
002	732090	0190	6/16/04	\$312,500	1550	0	6	1914	3	5760	0	0	2809 21ST AVE S
002	307950	0200	5/19/04	\$302,000	1590	0	6	1907	3	4600	0	0	2605 19TH AVE S
002	149830	2150	7/25/06	\$375,000	1650	0	6	1904	3	6000	0	0	2103 21ST AVE S
002	149830	2150	9/20/05	\$350,000	1650	0	6	1904	3	6000	0	0	2103 21ST AVE S
002	731990	0345	11/4/04	\$321,500	770	720	7	1912	5	3072	0	0	2919 20TH AVE S
002	308300	0255	3/24/04	\$249,950	790	790	7	2003	4	2730	0	0	2720 21ST AVE S
002	539360	0507	11/16/05	\$273,000	830	0	7	2005	3	1119	0	0	2300 A S COLLEGE ST
002	539360	0509	11/16/05	\$273,000	830	0	7	2005	3	1858	0	0	2300 B S COLLEGE ST
002	368040	0210	8/18/05	\$418,000	840	700	7	1948	3	8250	4	0	4102 24TH PL S
002	368040	0080	10/13/05	\$350,000	860	450	7	1948	3	5000	5	0	4103 24TH PL S
002	308300	1230	9/2/05	\$281,000	880	600	7	1958	3	4800	0	0	2717 HARRIS PL S
002	372680	0400	7/7/06	\$380,000	890	300	7	1912	3	3600	0	0	3413 19TH AVE S
002	372680	0320	9/13/06	\$413,000	940	500	7	1912	4	3857	0	0	3402 18TH AVE S
002	372680	0325	7/25/06	\$420,420	940	400	7	1912	3	3600	0	0	3406 18TH AVE S
002	308300	0446	7/1/05	\$310,000	960	500	7	1956	3	5200	0	0	2523 22ND AVE S
002	308300	0790	5/30/06	\$350,500	960	600	7	1956	3	4000	0	0	2917 23RD AVE S
002	308300	0935	9/8/06	\$349,950	990	750	7	1939	4	4000	2	0	3122 23RD AVE S
002	539360	0700	9/6/05	\$339,000	1000	600	7	1953	3	6000	2	0	2207 18TH AVE S

**Improved Sales Used In This Physical Inspection Analysis
Area 21**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	539360	0860	2/1/06	\$346,000	1000	700	7	1952	3	6000	0	0	1819 S WALKER ST
002	365010	0085	6/7/06	\$465,000	1010	500	7	1914	3	4125	0	0	3329 19TH AVE S
002	308300	0650	8/28/06	\$349,500	1040	0	7	1963	3	4000	0	0	2701 23RD AVE S
002	149830	1165	4/28/05	\$289,999	1050	0	7	2005	3	1272	0	0	1501 S PLUM ST
002	149830	1166	4/20/05	\$298,500	1050	0	7	2005	3	1379	0	0	1501 S PLUM ST
002	149830	1365	8/2/06	\$317,000	1070	940	7	1977	3	6000	0	0	2013 17TH AVE S
002	159660	0070	6/14/06	\$340,000	1100	0	7	1920	3	3828	0	0	2216 S SPOKANE ST
002	754830	0520	12/15/04	\$320,000	1100	650	7	1965	3	4852	0	0	1772 17TH AVE S
002	368040	0150	7/6/06	\$485,000	1110	1110	7	1948	3	7500	5	0	4016 24TH PL S
002	912200	0615	7/13/05	\$385,000	1110	600	7	1954	3	6000	0	0	2346 18TH AVE S
002	142630	0841	11/24/04	\$379,950	1120	730	7	1964	3	6000	0	0	2508 S ANDOVER ST
002	142630	0850	9/13/06	\$450,000	1120	700	7	1965	3	7200	0	0	3920 25TH AVE S
002	308500	1740	10/3/06	\$435,000	1130	790	7	1980	3	4000	2	0	3112 HARRIS PL S
002	149830	1965	4/22/05	\$285,000	1140	1000	7	1980	3	6000	0	0	1911 20TH AVE S
002	539360	0522	8/26/04	\$254,000	1140	0	7	2004	3	1282	0	0	2317 A 15TH AVE
002	539360	0524	8/26/04	\$250,000	1140	0	7	2004	3	1014	0	0	2317 B 15TH AVE S
002	539360	0526	8/26/04	\$254,000	1140	0	7	2004	3	1282	0	0	2317 C 15TH AVE S
002	142630	0860	3/29/05	\$435,000	1150	1120	7	1965	3	8160	0	0	3914 25TH AVE S
002	149830	1580	3/12/04	\$280,000	1150	900	7	1967	3	6000	0	0	1906 17TH AVE S
002	149830	1600	5/14/04	\$325,000	1150	800	7	1910	3	6000	0	0	1911 18TH AVE S
002	754830	0425	12/8/05	\$335,000	1160	0	7	2000	3	5000	2	0	1700 STURGUS AVE S
002	149830	1720	4/11/06	\$373,000	1170	750	7	1978	3	6000	0	0	2002 18TH AVE S
002	539360	1240	7/19/05	\$314,500	1170	730	7	1959	3	6000	0	0	2327 23RD AVE S
002	539460	0155	6/29/06	\$375,000	1170	700	7	1959	3	6000	0	0	2333 23RD AVE S
002	307950	0160	10/27/06	\$463,500	1180	630	7	1931	4	3680	0	0	2515 19TH AVE S
002	308300	1035	6/9/05	\$395,000	1180	600	7	1969	3	10000	0	0	3011 HARRIS PL S
002	159660	0095	9/27/05	\$386,300	1190	350	7	1926	3	3587	0	0	2106 S SPOKANE ST
002	308300	0830	7/12/04	\$345,000	1200	350	7	1946	3	5600	0	0	3003 23RD AVE S
002	731990	0370	8/11/04	\$304,500	1200	0	7	1928	3	4800	0	0	2906 20TH AVE S
002	307950	0115	7/28/05	\$327,500	1210	0	7	1913	3	2600	0	0	2517 18TH AVE S
002	308500	1843	4/14/06	\$363,000	1210	1210	7	1963	3	4000	0	0	3121 25TH AVE S
002	194480	0100	10/20/06	\$435,000	1220	670	7	1997	3	5394	0	0	2618 S DELAPPE PL

**Improved Sales Used In This Physical Inspection Analysis
Area 21**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	307950	0185	3/8/04	\$315,000	1220	800	7	1953	3	4000	0	0	2606 18TH AVE S
002	149830	1715	5/1/06	\$386,000	1230	660	7	1978	3	6000	0	0	2006 18TH AVE S
002	149830	1715	3/24/05	\$305,000	1230	660	7	1978	3	6000	0	0	2006 18TH AVE S
002	539360	0800	4/27/05	\$365,000	1230	0	7	1947	3	6000	0	0	2302 18TH AVE S
002	308500	1561	3/15/04	\$305,000	1240	600	7	1956	3	5500	0	0	2808 HARRIS PL S
002	149830	0625	7/3/05	\$375,000	1250	580	7	1990	3	3000	0	0	1208 S HILL ST
002	732090	0145	9/14/06	\$412,000	1250	0	7	1952	3	4800	0	0	2717 21ST AVE S
002	732090	0145	11/18/04	\$320,000	1250	0	7	1952	3	4800	0	0	2717 21ST AVE S
002	307950	0105	6/15/06	\$336,000	1260	0	7	1924	3	4000	0	0	2509 18TH AVE S
002	912200	0471	12/21/05	\$368,000	1270	0	7	1927	3	3600	0	0	1620 S BAYVIEW ST
002	731990	0215	12/10/04	\$369,000	1280	0	7	1940	3	6144	2	0	2812 18TH AVE S
002	149830	1785	9/26/06	\$421,500	1300	900	7	1963	3	6000	0	0	2102 18TH AVE S
002	308500	1755	4/23/04	\$289,000	1300	0	7	1959	3	4000	0	0	3100 HARRIS PL S
002	912200	0880	12/8/05	\$371,000	1300	640	7	1975	3	6000	0	0	2360 22ND AVE S
002	168340	0035	3/15/05	\$350,000	1340	0	7	1931	3	6000	0	0	2207 13TH AVE S
002	368090	0125	7/8/05	\$409,950	1340	700	7	1959	3	7494	0	0	4014 25TH AVE S
002	753980	0020	10/14/04	\$374,950	1340	0	7	1947	3	4414	4	0	3422 19TH AVE S
002	731990	0220	5/21/04	\$348,400	1350	600	7	1912	3	6144	0	0	2806 18TH AVE S
002	731990	0350	12/5/05	\$295,000	1380	400	7	1931	3	3072	0	0	1922 S STEVENS ST
002	539360	0505	7/27/06	\$449,950	1480	0	7	1900	4	3030	0	0	2302 14TH AVE S
002	912200	0381	8/5/05	\$450,000	1480	0	7	1910	3	3040	0	0	2363 16TH AVE S
002	731990	0190	2/20/04	\$298,000	1490	0	7	1909	3	3840	0	0	2715 19TH AVE S
002	754830	0605	4/21/04	\$285,200	1500	0	7	1964	3	5000	0	0	1717 19TH AVE S
002	308500	1620	2/24/04	\$300,000	1510	400	7	1959	3	6500	0	0	2908 HARRIS PL S
002	149830	1210	9/23/04	\$275,000	1540	0	7	1998	3	1564	0	0	1914 B 15TH AVE S
002	149830	1213	12/29/04	\$277,500	1540	0	7	1998	3	1564	0	0	1914 A 15TH AVE S
002	149830	1217	12/1/05	\$300,000	1540	0	7	1998	3	1438	0	0	1912 15TH AVE S
002	162404	9119	3/28/05	\$344,000	1560	870	7	1949	3	3173	0	0	3400 20TH AVE S
002	162404	9119	5/26/04	\$318,000	1560	870	7	1949	3	3173	0	0	3400 20TH AVE S
002	912200	0535	9/28/06	\$480,000	1560	460	7	1909	5	1980	2	0	2356 17TH AVE S
002	731990	0195	2/21/04	\$437,000	1650	0	7	1909	4	3840	0	0	2719 19TH AVE S
002	059700	0495	2/17/06	\$542,000	1660	0	7	1923	4	4000	4	0	3043 19TH AVE S

**Improved Sales Used In This Physical Inspection Analysis
Area 21**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	798190	0005	8/31/06	\$465,000	1660	0	7	1925	3	5365	7	0	3300 19TH AVE S
002	365010	0060	4/22/04	\$280,000	1680	800	7	1928	3	4125	0	0	3312 18TH AVE S
002	168340	0075	6/8/04	\$257,500	1740	300	7	1900	3	4800	0	0	2202 13TH AVE S
002	142630	0450	1/20/05	\$333,000	1750	625	7	1910	3	7213	0	0	3523 ANTHONY PL S
002	325350	0160	10/11/05	\$550,000	1770	1000	7	2003	3	3809	0	0	3209 23RD AVE S
002	754830	0290	12/21/05	\$334,000	1860	930	7	1967	3	5000	0	0	1761 STURGUS AVE S
002	754830	0290	6/21/04	\$330,000	1860	930	7	1967	3	5000	0	0	1761 STURGUS AVE S
002	798190	0030	5/17/06	\$623,000	1860	400	7	1917	4	3175	5	0	3322 19TH AVE S
002	162404	9088	7/21/04	\$379,000	1900	0	7	1989	3	12240	2	0	3827 25TH AVE S
002	059700	0210	4/6/06	\$610,000	1980	900	7	1917	4	4127	7	0	3002 19TH AVE S
002	308300	0355	7/25/06	\$300,000	2020	0	7	1950	3	4000	0	0	2601 22ND AVE S
002	731990	0168	5/3/05	\$435,000	2060	400	7	1914	3	4160	0	0	2710 18TH AVE S
002	539360	0520	9/10/04	\$255,500	2090	400	7	1905	3	3622	0	0	2315 15TH AVE S
002	059700	0425	11/9/05	\$435,000	2140	600	7	1915	3	4000	0	0	3042 18TH AVE S
002	644440	0005	3/4/04	\$385,000	2340	970	7	1994	3	4002	0	0	3420 20TH AVE S
002	754830	0333	5/7/04	\$391,500	3020	0	7	1999	3	5060	0	0	1610 S GRAND ST
002	368090	0050	4/25/05	\$389,950	1170	1170	8	1971	3	5600	0	0	4055 25TH AVE S
002	539360	0950	9/1/05	\$369,950	1260	800	8	1955	3	6000	0	0	1919 S COLLEGE ST
002	308300	0705	6/15/06	\$385,000	1270	1110	8	1952	3	4000	0	0	2800 22ND AVE S
002	388190	0415	6/27/05	\$420,000	1368	1004	8	2001	3	5403	0	0	1815 19TH AVE S
002	426320	0051	3/30/04	\$350,000	1500	720	8	1997	3	4743	3	0	3402 24TH AVE S
002	426320	0055	3/17/04	\$354,900	1500	720	8	1998	3	4200	3	0	3410 24TH AVE S
002	308000	0070	7/19/06	\$540,000	1730	0	8	2005	3	4000	2	0	2502 20TH AVE S
002	308300	0820	7/11/06	\$409,000	1980	970	8	1954	3	6400	0	0	3000 22ND AVE S
002	307950	0250	6/29/06	\$539,000	1990	460	8	2006	3	3200	2	0	2504 19TH AVE S
002	539460	0150	9/26/06	\$499,950	2080	0	8	2001	3	5003	0	0	2330 22ND AVE S
002	149830	1616	11/21/05	\$543,000	2290	840	8	2005	3	3782	0	0	1808 S PLUM ST
002	912200	0861	4/12/06	\$465,000	2292	0	8	2003	3	5000	0	0	2348 22ND AVE S
002	912200	0857	8/18/06	\$506,950	2294	0	8	2003	3	4998	0	0	2342 22ND AVE
002	308500	1545	12/28/04	\$405,000	2400	0	8	2004	3	4000	0	0	2822 HARRIS PL S
002	308000	0075	10/3/05	\$495,000	2430	840	9	2005	3	4000	2	0	2504 20TH AVE S
003	795030	2280	12/21/06	\$259,000	590	0	5	1946	3	3060	0	0	4152 38TH AVE S

**Improved Sales Used In This Physical Inspection Analysis
Area 21**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	983420	0225	11/16/05	\$276,500	680	0	5	1905	3	4080	0	0	3412 S HORTON ST
003	795030	4180	2/16/06	\$260,000	900	0	5	1917	2	4500	0	0	4512 CASCADIA AVE S
003	795030	4085	6/22/06	\$264,000	550	0	6	1910	4	3030	0	0	4528 39TH AVE S
003	795030	0980	5/18/06	\$273,000	600	670	6	1924	4	3800	0	0	4016 COURTLAND PL S
003	812110	0135	9/9/05	\$328,000	620	0	6	1925	3	3858	2	0	3822 37TH AVE S
003	812110	0135	3/27/04	\$269,000	620	0	6	1925	3	3858	2	0	3822 37TH AVE S
003	983420	0415	12/22/05	\$275,000	650	0	6	1947	3	3672	0	0	3507 S HANFORD ST
003	795030	0840	6/16/05	\$255,000	660	0	6	1926	3	3060	0	0	4045 38TH AVE S
003	795030	3500	7/12/04	\$249,000	670	0	6	1936	3	4590	0	0	4431 39TH AVE S
003	795030	1925	7/15/05	\$265,000	690	690	6	1905	3	3060	0	0	4107 38TH AVE S
003	795030	0766	4/14/04	\$265,000	730	0	6	1911	3	3146	0	0	3715 S ANDOVER ST
003	983420	0411	12/12/05	\$293,000	740	0	6	1947	3	3621	0	0	3503 S HANFORD ST
003	795030	0576	6/1/05	\$341,000	780	780	6	1908	4	3101	0	0	3817 S ANDOVER ST
003	795030	3965	12/28/05	\$229,000	780	160	6	1908	2	6120	0	0	4531 39TH AVE S
003	795030	0775	6/29/06	\$297,000	790	0	6	1911	3	4590	0	0	4009 38TH AVE S
003	983420	0980	9/19/05	\$250,000	790	0	6	1949	3	4080	0	0	3410 34TH AVE S
003	795030	2240	6/1/04	\$190,500	810	0	6	1909	3	3060	0	0	4159 39TH AVE S
003	795030	0780	12/6/06	\$330,000	820	820	6	1962	4	4590	0	0	4015 38TH AVE S
003	795030	3300	12/22/04	\$298,000	820	0	6	1905	3	3500	0	0	4412 CASCADIA AVE S
003	983420	1005	10/25/06	\$298,500	830	0	6	1949	3	4080	0	0	3411 36TH AVE S
003	795030	4035	1/19/05	\$233,500	840	0	6	1909	3	3000	0	0	4507 CASCADIA AVE S
003	795030	2300	11/17/05	\$340,000	850	0	6	1915	3	3060	0	0	4140 38TH AVE S
003	672570	0065	5/11/05	\$300,000	880	180	6	1928	5	5279	0	0	2817 29TH AVE S
003	983420	0330	12/8/05	\$396,000	880	0	6	1925	4	4080	0	0	3225 36TH AVE S
003	672570	0070	2/21/05	\$299,998	910	590	6	1928	4	5279	0	0	2821 29TH AVE S
003	795030	0575	6/10/04	\$259,950	910	0	6	1908	3	3123	0	0	3813 S ANDOVER ST
003	983420	0690	6/24/06	\$454,000	930	0	6	1928	3	4080	0	0	3316 35TH AVE S
003	983420	0655	3/7/06	\$270,000	970	0	6	1971	3	4080	0	0	3333 36TH AVE S
003	983420	0375	10/19/05	\$389,000	980	0	6	1960	4	4080	0	0	3232 35TH AVE S
003	983420	0785	7/21/05	\$320,000	980	0	6	1909	3	4080	0	0	3320 34TH AVE S
003	983420	0465	9/20/04	\$262,500	990	0	6	1920	3	4080	0	0	3239 37TH PL S
003	812110	0130	12/28/06	\$338,500	1000	0	6	1925	4	3865	2	0	3818 37TH AVE S

**Improved Sales Used In This Physical Inspection Analysis
Area 21**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	983420	0985	5/1/06	\$446,200	1000	500	6	1908	4	4080	0	0	3406 34TH AVE S
003	983420	0335	5/1/06	\$500,000	1010	0	6	1920	5	4080	0	0	3229 36TH AVE S
003	983420	0140	10/20/06	\$366,000	1020	0	6	1905	3	4080	0	0	3228 33RD AVE S
003	795030	0485	9/10/04	\$254,000	1030	0	6	1908	3	4545	2	0	4048 39TH AVE S
003	983420	0355	5/3/06	\$375,000	1040	0	6	1917	3	4080	0	0	3245 36TH AVE S
003	983420	0310	10/20/04	\$329,000	1080	0	6	1919	4	4080	0	0	3209 36TH AVE S
003	795030	0555	11/30/04	\$329,000	1090	250	6	1912	4	5050	0	0	4008 39TH AVE S
003	983420	0670	9/27/06	\$320,000	1100	0	6	1925	2	4080	0	0	3332 35TH AVE S
003	795030	3475	11/8/05	\$350,000	1110	400	6	1905	4	3264	0	0	4413 39TH AVE S
003	570000	1345	12/7/06	\$416,500	1120	0	6	1909	4	5100	0	0	3233 S HANFORD ST
003	983420	0570	8/14/06	\$397,500	1150	0	6	1933	4	4327	0	0	3326 YORK RD S
003	812110	0148	6/1/04	\$240,000	1240	620	6	1983	3	2872	0	0	3840 37TH AVE S
003	128230	0920	8/16/05	\$372,000	1250	0	6	1922	3	5400	0	0	3265 MCCLINTOCK AVE S
003	795030	1945	3/21/05	\$349,950	1270	0	6	1906	4	3060	0	0	4119 38TH AVE S
003	983420	1050	11/15/04	\$410,000	1300	0	6	1929	4	4080	0	0	3406 35TH AVE S
003	570000	1310	4/27/06	\$350,000	1360	0	6	1918	3	4000	0	0	3202 S HANFORD ST
003	570000	3040	11/17/04	\$452,000	1390	0	6	1915	4	3780	0	0	3608 37TH AVE S
003	795030	0470	6/2/04	\$353,000	1390	0	6	1910	3	6000	0	0	4055 CASCADIA AVE S
003	983420	0350	5/21/04	\$402,000	1430	500	6	1920	3	4080	0	0	3243 36TH AVE S
003	795030	2155	6/23/04	\$345,000	1470	0	6	1914	4	3570	0	0	4109 39TH AVE S
003	570000	2120	12/19/05	\$395,000	1510	0	6	1928	3	4323	0	0	3153 35TH AVE S
003	983420	0130	12/15/05	\$389,000	1670	0	6	1913	3	4080	0	0	3234 33RD AVE S
003	795030	2010	3/14/06	\$307,500	1780	0	6	1965	3	3060	0	0	4159 38TH AVE S
003	983420	0280	11/28/06	\$620,000	1780	300	6	1909	4	4573	0	0	3409 S HANFORD ST
003	983470	0185	5/10/05	\$437,000	1910	0	6	1910	3	5262	0	0	3413 37TH AVE S
003	983420	0180	6/4/04	\$259,910	770	720	7	1973	3	4080	0	0	3209 35TH AVE S
003	983470	0195	4/18/06	\$585,000	790	770	7	1936	4	3911	0	0	3425 37TH AVE S
003	983420	0795	3/20/06	\$380,000	800	690	7	1977	3	4080	0	0	3312 34TH AVE S
003	795030	3080	8/8/06	\$414,950	860	450	7	1952	5	4141	0	0	4411 42ND AVE S
003	795030	3085	5/5/04	\$287,500	860	550	7	1952	3	4122	0	0	4415 42ND AVE S
003	128230	0065	4/8/04	\$265,000	910	910	7	1981	3	5858	0	0	3203 MCCLINTOCK AVE S
003	983420	0590	3/10/05	\$306,000	980	740	7	1961	3	4290	0	0	3316 36TH AVE S

**Improved Sales Used In This Physical Inspection Analysis
Area 21**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	795030	4150	8/31/05	\$282,000	1000	0	7	1956	3	4545	0	0	4509 41ST AVE S
003	983420	1800	5/10/04	\$230,000	1000	760	7	1977	3	4080	0	0	3845 37TH AVE S
003	983420	1155	9/19/05	\$486,000	1030	560	7	1978	5	6120	0	0	3625 37TH AVE S
003	983470	0190	11/15/05	\$399,000	1050	800	7	1961	3	3921	0	0	3417 37TH AVE S
003	795030	2175	8/23/06	\$350,000	1080	300	7	1958	3	5100	0	0	4121 39TH AVE S
003	570000	2925	10/24/06	\$390,000	1090	0	7	1913	3	3173	0	0	3314 37TH AVE S
003	795030	0620	3/24/06	\$485,000	1090	0	7	1906	4	6120	0	0	4029 39TH AVE S
003	570000	2360	2/22/05	\$380,000	1120	975	7	1923	3	5257	0	0	2933 36TH AVE S
003	795030	3180	2/12/04	\$325,000	1120	650	7	2004	3	6400	0	0	4402 41ST AVE S
003	795030	3240	8/15/05	\$359,000	1130	0	7	1946	3	5555	0	0	4431 41ST AVE S
003	983420	1150	6/15/05	\$372,000	1140	0	7	1912	4	3780	0	0	3623 YORK RD S
003	812110	0105	7/28/05	\$384,950	1150	840	7	1968	3	6801	2	0	3800 37TH AVE S
003	983420	0360	6/1/06	\$460,000	1150	0	7	1917	3	4080	0	0	3244 35TH AVE S
003	570000	2325	5/19/04	\$429,850	1170	1170	7	1917	4	4206	0	0	2955 36TH AVE S
003	812110	0375	9/20/06	\$414,000	1190	0	7	1947	4	6180	0	0	3844 38TH AVE S
003	795030	3250	9/20/05	\$380,000	1200	560	7	1946	4	5555	0	0	4437 41ST AVE S
003	570000	1325	6/16/06	\$388,000	1210	0	7	1907	3	4250	0	0	3213 S HANFORD ST
003	570000	2070	11/12/04	\$485,000	1210	150	7	1908	3	4322	0	0	3122 34TH AVE S
003	983420	1845	1/16/04	\$285,000	1210	770	7	2003	3	4080	0	0	3840 COURTLAND PL S
003	983420	0390	6/1/06	\$506,000	1220	0	7	1914	4	4080	0	0	3220 35TH AVE S
003	795030	4205	2/21/05	\$399,000	1240	0	7	2003	3	3000	0	0	4502 CASCADIA AVE S
003	795030	4205	3/22/04	\$344,000	1240	0	7	2003	3	3000	0	0	4502 CASCADIA AVE S
003	812110	0146	7/25/06	\$390,000	1240	0	7	1983	4	2878	0	0	3834 37TH AVE S
003	983420	1780	6/22/05	\$353,000	1250	860	7	1965	4	4080	0	0	3831 37TH AVE S
003	795030	4220	11/17/05	\$312,500	1270	0	7	1984	3	4060	0	0	4508 41ST AVE S
003	795030	0560	3/17/04	\$343,000	1370	0	7	1924	4	3838	0	0	4006 39TH AVE S
003	983420	0920	6/24/05	\$306,400	1370	920	7	1987	3	4080	0	0	3410 33RD AVE S
003	812110	1420	2/24/06	\$525,000	1380	810	7	1923	5	7894	0	0	3703 S COURT ST
003	795030	2020	11/29/04	\$279,950	1390	0	7	1924	3	5100	0	0	4167 38TH AVE S
003	570000	3075	11/9/04	\$415,000	1400	400	7	1923	3	3001	0	0	3625 38TH AVE S
003	983420	0115	8/31/05	\$420,000	1400	0	7	1904	4	4080	0	0	3245 34TH AVE S
003	983420	0230	12/28/06	\$460,000	1400	0	7	1948	3	4080	0	0	3400 S HORTON ST

**Improved Sales Used In This Physical Inspection Analysis
Area 21**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	983420	0250	11/10/04	\$400,000	1450	0	7	2000	3	4080	0	0	3228 34TH AVE S
003	570000	2090	8/2/05	\$409,000	1480	400	7	1909	3	4322	0	0	3138 34TH AVE S
003	795030	1985	6/20/06	\$420,000	1500	0	7	1906	4	6120	0	0	4145 38TH AVE S
003	570000	2065	9/25/06	\$599,900	1510	600	7	1904	4	4322	0	0	3118 34TH AVE S
003	983420	1105	10/22/04	\$297,000	1520	0	7	1912	3	4080	0	0	3418 36TH AVE S
003	812110	1421	12/7/05	\$395,500	1560	0	7	1923	3	4697	0	0	3707 S COURT ST
003	812110	0096	4/28/06	\$570,000	1580	500	7	1923	4	4950	2	0	3803 38TH AVE S
003	795030	2285	9/14/06	\$437,500	1600	0	7	1998	3	3060	0	0	4154 38TH AVE S
003	795030	4120	3/30/06	\$333,000	1640	0	7	1971	4	4545	0	0	4510 39TH AVE S
003	812110	0600	11/7/06	\$483,000	1640	0	7	1946	4	6180	0	0	3856 39TH AVE S
003	570000	0340	2/28/05	\$400,000	1680	0	7	1922	3	4299	0	0	2814 30TH AVE S
003	795030	1975	6/30/05	\$440,000	1780	940	7	1910	3	6120	0	0	4139 38TH AVE S
003	983420	0165	8/28/06	\$578,000	1790	0	7	1928	5	4080	0	0	3208 33RD AVE S
003	570000	2150	5/1/06	\$589,000	1950	0	7	1921	4	4322	0	0	3129 35TH AVE S
003	983420	0270	5/8/04	\$390,000	1970	420	7	1948	3	6120	0	0	3210 34TH AVE S
003	983420	1820	4/25/05	\$405,000	1970	900	7	1907	3	5202	0	0	3652 S ANDOVER ST
003	795030	3980	1/7/04	\$333,000	2050	600	7	2004	3	3060	0	0	4530 38TH AVE S
003	795030	3530	10/12/05	\$350,000	2060	0	7	1968	3	3060	0	0	4432 38TH AVE S
003	983420	0220	3/23/05	\$595,000	2070	0	7	1925	5	4080	0	0	3241 35TH AVE S
003	570000	0450	11/10/06	\$365,000	2120	350	7	1981	3	6890	0	0	3015 S HANFORD ST
003	570000	1340	11/17/04	\$450,000	2200	0	7	1918	4	4250	0	0	3227 S HANFORD ST
003	672570	0005	7/16/04	\$374,000	2270	0	7	1988	3	4548	0	0	2817 30TH AVE S
003	795030	0540	11/4/05	\$379,000	1040	570	8	1953	3	6060	0	0	4016 39TH AVE S
003	795030	2500	10/31/06	\$360,000	1120	1120	8	1957	3	5518	0	0	4158 39TH AVE S
003	812110	0385	12/11/06	\$439,500	1330	0	8	1951	4	6180	0	0	3850 38TH AVE S
003	812110	0385	4/22/04	\$340,000	1330	0	8	1951	4	6180	0	0	3850 38TH AVE S
003	795030	2295	9/5/06	\$389,950	1590	0	8	2006	3	3060	0	0	4142 38TH AVE S
003	795030	2350	11/15/04	\$339,000	1620	0	8	2004	3	3060	0	0	4112 38TH AVE S
003	795030	1940	1/12/06	\$449,000	1620	500	8	2005	3	3060	0	0	4117 38TH AVE S
003	795030	3197	6/16/04	\$305,000	1740	0	8	2003	3	3029	0	0	4011 S GENESEE ST
003	795030	0985	9/18/06	\$575,000	1770	800	8	2005	3	5200	0	0	4019 37TH AVE S
003	570000	3105	4/10/06	\$675,000	1790	600	8	1925	4	4000	0	0	3609 38TH AVE S

**Improved Sales Used In This Physical Inspection Analysis
Area 21**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	570000	2835	12/11/06	\$519,000	1820	0	8	1911	3	3193	0	0	3226 37TH AVE S
003	983420	0725	4/25/05	\$560,000	1910	0	8	1995	3	4080	0	0	3311 35TH AVE S
003	570000	0320	6/27/06	\$730,000	2080	0	8	1909	4	7508	0	0	2802 30TH AVE S
003	983420	0300	11/27/06	\$619,000	2220	0	8	2002	3	3770	0	0	3201 36TH AVE S
003	983420	1060	10/13/06	\$569,000	1370	270	9	1999	3	2680	0	0	3401 YORK RD S
004	160460	0350	4/25/05	\$204,900	500	0	5	1948	4	3000	0	0	4557 34TH AVE S
004	266050	0145	2/9/04	\$170,000	760	0	5	1902	4	4400	0	0	3251 S HUDSON ST
004	162404	9157	8/17/06	\$230,000	500	500	6	1942	3	5457	0	0	3024 S COURT ST
004	162404	9157	3/25/05	\$190,000	500	500	6	1942	3	5457	0	0	3024 S COURT ST
004	170340	0840	9/14/05	\$334,000	660	660	6	1940	4	3300	0	0	3549 S FERDINAND ST
004	118300	0036	6/16/04	\$245,000	700	0	6	1918	3	7752	0	0	3548 S BRANDON ST
004	170990	0125	8/25/05	\$269,000	710	710	6	2005	3	3200	0	0	4558 35TH AVE S
004	160460	1095	5/1/06	\$323,000	760	760	6	1945	4	6000	2	0	4437 34TH AVE S
004	160460	1725	7/18/06	\$285,000	770	500	6	1957	3	6000	6	0	4080 34TH AVE S
004	688890	0005	7/5/05	\$269,000	800	0	6	1919	4	5330	0	0	3511 S DAWSON ST
004	170340	0800	1/9/06	\$370,000	840	0	6	1931	4	3300	0	0	3525 S FERDINAND ST
004	170990	0120	9/20/06	\$317,500	860	400	6	1925	3	3400	0	0	3506 S ALASKA ST
004	160710	0043	3/22/06	\$310,000	910	0	6	2005	3	5460	0	0	3019 S ANDOVER ST
004	266050	0030	7/7/06	\$300,000	920	600	6	1907	3	3300	0	0	3547 S HUDSON ST
004	160460	0085	3/3/05	\$284,000	1010	0	6	1910	3	3000	0	0	4525 33RD AVE S
004	564960	0260	6/1/05	\$206,500	1010	0	6	1917	3	3600	0	0	3712 S BRANDON ST
004	160460	0605	10/12/06	\$309,000	1020	0	6	1908	4	2980	0	0	4551 35TH AVE S
004	118300	0080	5/25/05	\$245,500	1030	400	6	1918	4	4242	0	0	3520 S BRANDON ST
004	266050	0065	9/20/06	\$405,000	1030	1000	6	1903	4	6600	0	0	3527 S HUDSON ST
004	162404	9204	1/6/06	\$285,000	1060	500	6	1950	3	11570	0	0	2990 S DAKOTA ST
004	266050	0035	9/7/06	\$283,600	1060	840	6	1906	3	4400	0	0	3545 S HUDSON ST
004	266050	0175	6/8/05	\$320,000	1060	1000	6	1916	4	6600	0	0	3239 S HUDSON ST
004	160460	0440	9/5/05	\$280,000	1070	400	6	1961	3	5960	0	0	4530 34TH AVE S
004	170990	0140	5/17/04	\$261,000	1080	600	6	1908	3	5360	0	0	4552 35TH AVE S
004	266050	0105	5/5/05	\$230,500	1080	0	6	1904	3	3850	0	0	3507 S HUDSON ST
004	266050	0370	8/29/05	\$265,000	1080	0	6	1954	4	6930	0	0	5063 RENTON AVE S
004	170990	0200	1/31/06	\$267,500	1120	240	6	1917	3	4550	0	0	4504 35TH AVE S

**Improved Sales Used In This Physical Inspection Analysis
Area 21**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
004	266050	0120	11/14/05	\$241,000	1140	0	6	1961	3	3300	0	0	5002 35TH AVE S
004	688890	0020	6/22/06	\$299,500	1200	500	6	1926	3	4880	0	0	3515 S DAWSON ST
004	162404	9258	1/26/05	\$257,000	1210	1210	6	1955	3	7172	0	0	3833 RENTON AVE S
004	564960	0440	8/10/05	\$235,000	1290	0	6	1955	3	7100	0	0	5264 39TH AVE S
004	160460	2150	4/18/05	\$326,157	1300	600	6	2005	3	6693	0	0	4008 LETITIA AVE S
004	170340	1025	6/10/05	\$232,800	1370	0	6	1901	3	4400	0	0	3225 S FERDINAND ST
004	160710	0138	12/19/05	\$315,000	1450	700	6	1947	4	5405	0	0	4102 RENTON AVE S
004	118300	0045	11/21/05	\$276,000	1670	0	6	1913	3	5100	0	0	3546 S BRANDON ST
004	688890	0180	1/25/05	\$269,000	1980	0	6	1916	3	4880	0	0	3527 S BENNETT ST
004	170340	0758	9/27/06	\$340,000	940	520	7	1994	3	3300	0	0	3505 S FERDINAND ST
004	160460	0510	7/30/06	\$339,950	950	0	7	2005	3	2980	2	0	4509 35TH AVE S
004	160460	2090	7/9/04	\$340,000	1020	1020	7	2003	3	6513	3	0	4033 LETITIA AVE S
004	160460	0261	11/27/06	\$377,000	1030	960	7	1976	4	5000	0	0	4507 34TH AVE S
004	160460	0385	4/26/04	\$234,000	1040	670	7	1975	3	6000	0	0	4560 34TH AVE S
004	170340	0862	5/23/05	\$294,000	1080	280	7	1999	3	2250	0	0	4907 37TH AVE S
004	688890	0085	7/7/05	\$229,950	1140	0	7	2004	3	1680	0	0	3512 S BENNETT ST
004	393790	0065	6/27/06	\$368,000	1150	710	7	1993	3	5032	0	0	3000 S BRADFORD ST
004	160710	0092	10/10/06	\$355,000	1170	780	7	1995	3	5014	0	0	3102 S DAKOTA ST
004	118300	0005	8/23/06	\$335,000	1180	500	7	1940	4	4886	0	0	5323 37TH AVE S
004	170990	0180	2/10/06	\$330,000	1230	0	7	1962	3	5040	0	0	4516 35TH AVE S
004	160460	0555	8/29/05	\$345,000	1270	600	7	2004	3	3500	0	0	4531 35TH AVE S
004	160710	0020	3/10/06	\$285,888	1300	0	7	1990	3	3700	0	0	3016 S DAKOTA ST
004	160460	1885	5/15/06	\$424,000	1410	0	7	2005	3	7560	4	0	4071 34TH AVE S
004	160460	0540	10/12/05	\$395,000	1430	0	7	2004	3	5960	0	0	4527 35TH AVE S
004	162404	9142	12/18/06	\$345,000	1430	0	7	1922	3	11855	0	0	3007 S COURT ST
004	160710	0012	9/21/06	\$425,000	1440	1120	7	1992	4	5024	0	0	4028 30TH AVE S
004	160460	0495	6/1/06	\$399,000	1590	0	7	1996	3	2789	4	0	4501 35TH AVE S
004	170340	0835	10/12/06	\$454,250	1640	0	7	1958	3	6600	0	0	3543 S FERDINAND ST
004	160460	2010	4/12/04	\$295,000	1690	390	7	2002	3	2290	0	0	4013 34TH AVE S
004	170340	0625	10/26/05	\$364,000	1700	0	7	1903	3	3300	0	0	3249 S EDMUNDS ST
004	170340	0925	4/16/05	\$411,750	1820	600	7	1905	4	3300	0	0	3534 S HUDSON ST
004	160710	0164	2/9/06	\$308,000	1930	0	7	1997	3	4129	0	0	4129 LEXINGTON PL S

**Improved Sales Used In This Physical Inspection Analysis
Area 21**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
004	266050	0485	7/14/06	\$449,000	2230	600	7	2005	3	5796	0	0	5211 37TH AVE S
004	160460	2050	5/20/05	\$347,156	1080	530	8	2005	3	2527	0	0	4011 LETITIA AVE S
004	160460	2055	4/28/05	\$332,000	1080	530	8	2005	3	2394	0	0	4015 LETITIA AVE S
004	160710	0045	9/12/06	\$358,390	1230	560	8	2002	3	2625	0	0	4001 31ST AVE S
004	253950	0005	2/23/04	\$300,000	1308	946	8	2000	3	5661	0	0	2830 S BRADFORD PL
004	253950	0009	9/29/04	\$310,000	1310	950	8	2000	3	5863	0	0	2814 S BRADFORD PL
004	160460	0670	4/26/05	\$337,500	1350	870	8	1999	3	4500	0	0	4426 LETITIA AVE S
004	162404	9277	9/21/06	\$440,000	1370	910	8	2006	3	5099	0	0	2909 S COURT ST
004	162404	9278	10/3/06	\$445,000	1370	910	8	2006	3	5003	0	0	2911 S COURT ST
004	162404	9279	11/13/06	\$450,000	1370	910	8	2006	3	5003	0	0	2913 S COURT ST
004	162404	9280	5/15/06	\$444,500	1370	910	8	2006	3	5042	0	0	2917 S COURT ST
004	160460	0097	5/18/04	\$344,450	1670	0	8	2004	3	2980	0	0	4517 33RD AVE S
004	160710	0049	8/11/06	\$388,450	1680	410	8	2003	3	2500	0	0	4005 31ST AVE S
004	160710	0054	10/27/05	\$325,000	1680	410	8	2003	3	2500	0	0	4015 31ST AVE S
004	160710	0054	7/6/04	\$289,950	1680	410	8	2003	3	2500	0	0	4015 31ST AVE S
004	162404	9285	10/13/04	\$420,000	3660	0	8	2004	3	7128	0	0	4030 MARTIN LUTHER KING JR WAY S
004	170340	0905	12/4/06	\$529,000	1010	1100	9	2005	3	4950	0	0	3544 S HUDSON ST
004	170340	0870	7/11/06	\$560,625	1660	800	9	2005	3	7150	0	0	3556 S HUDSON ST
005	381240	0382	11/10/05	\$148,000	540	0	5	1931	3	2320	0	0	4315 S MORGAN ST
005	333300	1415	11/15/06	\$221,500	620	0	5	1907	5	3500	0	0	3826 S MORGAN ST
005	110800	0090	2/17/05	\$225,000	800	0	5	1920	3	4000	0	0	4650 S GARDEN ST
005	381240	0251	11/21/05	\$230,000	480	0	6	1927	3	5842	0	0	4443 S EDDY ST
005	333100	0420	11/9/04	\$150,500	520	500	6	1918	3	4750	0	0	5425 RENTON AVE S
005	573350	0035	9/10/05	\$247,000	620	620	6	1920	3	3304	0	0	4622 S WARSAW ST
005	333300	0815	3/13/06	\$195,600	660	0	6	1903	4	2500	0	0	3930 S WARSAW ST
005	381240	0381	7/28/05	\$215,000	660	0	6	1900	3	3220	0	0	4317 1/2 S MORGAN ST
005	333100	0755	11/3/05	\$249,000	720	0	6	1970	4	4326	0	0	3912 S FINDLAY ST
005	333050	0510	7/14/06	\$329,950	740	0	6	1905	4	3090	0	0	4219 S LUCILE ST
005	333100	2075	10/26/05	\$251,000	740	740	6	1909	3	7372	0	0	5813 RENTON AVE S
005	333300	1511	2/16/05	\$190,000	740	0	6	1928	3	4000	0	0	3810 S ANGEL PL
005	269060	0005	5/30/06	\$205,000	760	0	6	1920	3	6141	0	0	4414 S BATEMAN ST
005	100500	0085	5/27/05	\$233,750	780	0	6	1931	3	8184	0	0	7122 44TH AVE S

**Improved Sales Used In This Physical Inspection Analysis
Area 21**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
005	660700	0170	3/11/04	\$260,000	780	590	6	1910	3	4176	0	0	4204 S HOLLY ST
005	110500	0495	6/28/06	\$363,000	790	790	6	1939	3	8775	0	0	4646 S WILLOW ST
005	333100	0605	7/14/04	\$253,000	800	0	6	1904	3	7500	0	0	5508 RENTON AVE S
005	811310	0890	9/2/05	\$225,000	820	0	6	1958	3	3344	0	0	4412 S SPENCER ST
005	100500	0150	10/10/06	\$275,000	830	0	6	1950	5	5040	0	0	4418 S OTHELLO ST
005	333050	1940	4/21/06	\$247,000	830	0	6	1905	3	3090	0	0	4225 S MEAD ST
005	110800	0440	8/13/04	\$199,900	840	0	6	1920	4	4000	0	0	4820 S OTHELLO ST
005	234180	0055	11/2/05	\$249,950	840	280	6	1918	4	4900	0	0	3535 S BRANDON ST
005	811310	1050	5/27/04	\$248,000	850	300	6	1925	4	4332	0	0	5954 44TH AVE S
005	333050	0616	8/26/04	\$238,500	860	0	6	1925	3	3708	0	0	4240 S FINDLAY ST
005	333300	0545	2/22/06	\$269,950	870	0	6	1948	4	5000	0	0	3902 S MORGAN ST
005	234180	0195	2/14/05	\$226,500	890	0	6	1947	4	5000	0	0	3635 S LUCILE ST
005	333100	0610	10/28/04	\$250,000	890	200	6	1918	3	5000	0	0	5510 RENTON AVE S
005	333250	0275	10/12/04	\$254,850	890	230	6	1909	3	3300	0	0	4229 S JUNEAU ST
005	333250	0820	10/6/05	\$245,000	890	0	6	1909	4	3150	0	0	4242 S SPENCER ST
005	110800	0255	11/26/04	\$235,000	910	830	6	1910	3	4000	0	0	4816 S GARDEN ST
005	381240	0804	9/14/06	\$260,000	910	0	6	1960	3	6350	0	0	4414 S FRONTENAC ST
005	110500	0170	11/29/06	\$309,000	920	0	6	1910	4	4704	0	0	4604 S MORGAN ST
005	333250	0636	3/11/05	\$270,000	920	0	6	1914	3	4095	0	0	4260 S RAYMOND ST
005	811310	0150	12/8/04	\$246,250	920	0	6	1948	3	11970	0	0	5959 39TH AVE S
005	333100	1025	2/2/04	\$159,000	950	0	6	1971	3	4980	0	0	3912 S ORCAS ST
005	333300	2750	8/22/06	\$277,000	950	0	6	1931	3	7360	0	0	6744 40TH AVE S
005	333300	2750	8/31/05	\$257,500	950	0	6	1931	3	7360	0	0	6744 40TH AVE S
005	110500	0882	11/23/05	\$308,000	960	0	6	1906	4	9180	0	0	4812 S MYRTLE ST
005	234180	0235	9/13/05	\$268,500	960	0	6	1916	4	4600	0	0	3615 S LUCILE ST
005	381240	0814	12/14/05	\$240,000	960	0	6	1943	3	5460	0	0	6914 44TH AVE S
005	811310	0750	9/18/06	\$302,000	960	0	6	1919	3	4200	0	0	4231 S BATEMAN ST
005	333050	2060	6/12/06	\$281,000	970	0	6	1917	4	3060	0	0	4246 S JUNEAU ST
005	333050	2060	4/29/05	\$245,000	970	0	6	1917	4	3060	0	0	4246 S JUNEAU ST
005	333050	2075	8/6/04	\$202,000	970	0	6	1902	3	5150	0	0	4254 S JUNEAU ST
005	333050	2075	6/11/04	\$210,000	970	0	6	1902	3	5150	0	0	4254 S JUNEAU ST
005	234130	0455	12/10/04	\$216,000	980	0	6	1918	3	5000	0	0	3632 S FINDLAY ST

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Area 21**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
005	333250	0730	10/7/04	\$220,000	980	0	6	1923	3	6300	0	0	4211 S RAYMOND ST
005	333100	0455	2/28/05	\$235,500	1000	0	6	1915	4	4000	0	0	5512 37TH AVE S
005	333100	1685	3/3/05	\$290,000	1010	1010	6	1906	4	5150	0	0	3943 S ORCAS ST
005	333300	0846	6/28/06	\$210,400	1010	0	6	1906	3	3700	0	0	3948 S WARSAW ST
005	381240	0690	8/15/06	\$370,000	1020	120	6	1917	4	7100	0	0	4406 S WILLOW ST
005	333300	0930	5/28/04	\$189,950	1030	0	6	1947	3	5000	0	0	3919 S WARSAW ST
005	333300	1421	6/21/06	\$282,630	1030	0	6	1916	3	4000	0	0	3830 S MORGAN ST
005	100500	0062	4/25/05	\$246,000	1040	0	6	1950	4	4600	0	0	4415 S MYRTLE ST
005	110800	0450	2/14/04	\$155,000	1040	1040	6	1911	3	4000	0	0	4812 S OTHELLO ST
005	333100	0435	1/14/04	\$136,500	1040	0	6	1908	3	5950	0	0	5503 RENTON AVE S
005	100500	0056	3/3/05	\$239,000	1050	0	6	1950	4	5329	0	0	4405 S MYRTLE ST
005	333100	1230	9/29/05	\$263,950	1060	0	6	1953	3	5500	0	0	5606 37TH AVE S
005	381240	0505	6/13/05	\$245,000	1070	0	6	1948	3	6604	0	0	4518 S HOLLY ST
005	110500	0175	6/8/05	\$226,500	1080	0	6	1908	4	3360	0	0	4602 S MORGAN ST
005	333300	0695	6/15/05	\$222,000	1080	0	6	1911	3	4700	0	0	3929 S MORGAN ST
005	381240	0220	7/21/06	\$300,000	1080	0	6	1953	3	9639	0	0	6408 44TH AVE S
005	381240	0221	1/19/05	\$191,000	1080	250	6	1953	3	9083	0	0	6400 44TH AVE S
005	660700	0195	6/1/05	\$237,500	1080	1080	6	1991	3	5237	0	0	6534 42ND AVE S
005	272404	9114	11/7/05	\$284,500	1090	0	6	1947	3	5508	0	0	4207 S WILLOW ST
005	333300	0255	10/27/05	\$285,000	1090	0	6	1908	4	5000	0	0	3937 S EDDY ST
005	811310	0080	7/26/06	\$285,000	1090	0	6	1943	3	8268	0	0	5923 39TH AVE S
005	333300	0975	1/4/05	\$259,950	1100	200	6	1947	4	5321	0	0	6612 39TH AVE S
005	333300	2720	9/27/06	\$330,000	1110	500	6	1905	4	5818	0	0	6811 42ND AVE S
005	713630	0050	3/10/06	\$282,000	1110	500	6	1909	3	4000	0	0	4520 S OTHELLO ST
005	110800	0589	3/16/04	\$212,000	1120	0	6	1957	4	6000	0	0	7267 48TH AVE S
005	333100	1585	12/14/04	\$231,200	1120	710	6	1910	3	5150	0	0	5717 39TH AVE S
005	333300	0010	7/27/04	\$229,000	1130	1130	6	1916	4	5980	0	0	3951 S GRAHAM ST
005	333300	0805	9/29/04	\$260,000	1130	500	6	1908	3	5000	0	0	3926 S WARSAW ST
005	381240	0568	11/22/05	\$285,000	1130	0	6	1909	4	8580	0	0	6722 44TH AVE S
005	333100	0890	8/23/04	\$215,000	1150	0	6	1902	3	4635	0	0	3947 S FINDLAY ST
005	333100	2100	12/12/06	\$256,500	1160	0	6	1910	3	5000	0	0	5736 JUNEAU TER S
005	333300	0035	10/6/04	\$200,000	1160	0	6	1900	3	5000	0	0	3939 S GRAHAM ST

**Improved Sales Used In This Physical Inspection Analysis
Area 21**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
005	333300	0295	7/13/06	\$350,000	1180	140	6	1905	3	10000	0	0	3915 S EDDY ST
005	381240	0860	6/5/06	\$265,000	1180	0	6	1949	4	5000	0	0	7004 44TH AVE S
005	110500	0870	4/4/05	\$254,000	1190	0	6	1905	4	8190	0	0	4813 S FRONTENAC ST
005	333250	0920	3/4/04	\$206,000	1200	0	6	1982	3	6180	0	0	4219 S SPENCER ST
005	333300	0425	4/8/04	\$213,900	1230	0	6	1942	3	5000	0	0	3946 S ANGEL PL
005	333100	0835	3/1/04	\$218,000	1260	0	6	1942	4	4635	0	0	3946 S FINDLAY ST
005	381240	0520	5/31/05	\$230,950	1260	0	6	1969	4	5350	0	0	6713 46TH AVE S
005	381240	0609	5/13/04	\$240,000	1280	920	6	1918	4	8509	0	0	4309 S HOLLY ST
005	333100	1031	4/23/04	\$193,000	1320	0	6	1914	3	3825	0	0	5607 39TH AVE S
005	333250	0330	2/24/05	\$299,000	1330	0	6	1909	4	6600	0	0	4204 S KENNY ST
005	333300	0265	3/4/04	\$235,000	1330	0	6	1948	4	5000	0	0	3931 S EDDY ST
005	333100	0775	2/24/05	\$263,000	1370	0	6	1989	4	6180	0	0	3953 S LUCILE ST
005	333250	0680	11/16/04	\$295,000	1370	450	6	1925	4	3150	0	0	4241 S RAYMOND ST
005	381240	0063	1/26/06	\$373,018	1400	920	6	1950	3	8100	0	0	6322 44TH AVE S
005	811310	0575	3/20/06	\$327,000	1410	150	6	1910	3	4620	0	0	4214 S GRAHAM ST
005	110500	0490	6/18/04	\$239,500	1430	120	6	1915	4	8775	0	0	4636 S WILLOW ST
005	333050	1185	3/28/06	\$300,000	1430	0	6	1911	3	3090	0	0	4204 S ORCAS ST
005	333250	0670	8/12/04	\$165,000	1450	0	6	1920	3	6300	0	0	4245 S RAYMOND ST
005	333100	2045	7/9/04	\$230,000	1520	0	6	1949	3	5400	0	0	5813 39TH AVE S
005	110500	0745	3/3/05	\$270,000	1570	0	6	1908	3	10824	0	0	6924 46TH AVE S
005	333050	0586	3/18/04	\$205,000	1580	0	6	1905	3	4635	0	0	4222 S FINDLAY ST
005	110500	0695	2/22/05	\$220,000	1810	0	6	1917	3	9490	0	0	4649 S WILLOW ST
005	381240	0090	10/13/06	\$439,000	1810	0	6	1948	3	8750	0	0	4248 S EDDY ST
005	381240	0608	3/27/06	\$320,000	1860	0	6	1997	3	6985	0	0	4303 S HOLLY ST
005	333100	1985	12/20/05	\$245,000	810	0	7	1952	3	4429	0	0	3815 S MEAD ST
005	333300	0555	10/22/04	\$205,000	820	0	7	1948	3	5000	0	0	3906 S MORGAN ST
005	333100	2020	9/13/05	\$283,000	840	200	7	1952	3	4558	0	0	5814 RENTON AVE S
005	110500	0777	7/12/06	\$310,000	860	200	7	1952	3	8610	0	0	7008 46TH AVE S
005	110800	0650	10/3/05	\$280,000	880	300	7	1953	3	7290	0	0	4600 S OTHELLO ST
005	333250	0140	6/22/06	\$415,000	890	400	7	1925	4	3885	0	0	5952 44TH AVE S
005	110800	0620	12/6/04	\$233,000	910	200	7	1955	3	5500	0	0	4624 S OTHELLO ST
005	333300	0326	6/7/05	\$320,000	930	840	7	1916	3	3400	0	0	3901 S EDDY ST

**Improved Sales Used In This Physical Inspection Analysis
Area 21**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
005	234180	0025	11/9/04	\$270,000	940	940	7	1954	4	4900	0	0	3551 S BRANDON ST
005	333100	0820	8/29/05	\$255,000	1000	0	7	1982	4	3079	0	0	3934 S FINDLAY ST
005	333250	0715	5/10/04	\$262,000	1000	250	7	1960	3	4725	0	0	4219 S RAYMOND ST
005	333100	0300	3/2/06	\$309,950	1010	0	7	1917	3	4841	0	0	5420 RENTON AVE S
005	333100	1510	4/1/05	\$249,000	1020	0	7	1952	3	4900	0	0	3805 S ORCAS ST
005	381240	0137	7/22/05	\$250,000	1020	540	7	1955	3	6552	0	0	4202 S MORGAN ST
005	272404	9192	8/26/04	\$252,500	1080	400	7	1979	3	6120	0	0	4229 S FRONTENAC ST
005	333250	0450	5/10/04	\$229,000	1080	0	7	1951	3	5277	0	0	4249 S KENNY ST
005	381240	0874	7/30/04	\$200,000	1080	0	7	1956	3	8201	0	0	4427 S FRONTENAC ST
005	660700	0045	2/13/06	\$305,000	1090	850	7	1954	4	8827	0	0	4303 S WARSAW ST
005	660700	0175	9/11/06	\$317,000	1090	350	7	1955	3	5766	0	0	6614 42ND AVE S
005	333100	2375	2/11/05	\$310,000	1100	640	7	1994	3	5485	0	0	3927 S MEAD ST
005	333300	0136	10/28/04	\$265,000	1100	1100	7	1968	3	5000	0	0	3916 S EDDY ST
005	381240	0201	9/29/06	\$285,000	1100	0	7	1960	3	5461	0	0	4332 S MORGAN ST
005	381240	0231	2/15/06	\$270,000	1100	0	7	1950	3	7747	0	0	4420 S MORGAN ST
005	660700	0126	3/17/06	\$340,000	1100	1100	7	1955	3	7475	0	0	6609 43RD AVE S
005	272404	9164	5/10/04	\$169,500	1130	0	7	1959	3	4944	0	0	6918 42ND AVE S
005	333050	1150	9/27/04	\$270,000	1140	0	7	1927	2	6180	0	0	4215 S FINDLAY ST
005	381240	0144	10/31/06	\$379,500	1140	510	7	1950	4	9576	0	0	4219 S EDDY ST
005	381240	0377	8/16/05	\$315,000	1140	400	7	1955	3	6804	0	0	4330 S WARSAW ST
005	333050	0581	3/30/05	\$300,000	1150	0	7	1917	3	4120	0	0	4220 S FINDLAY ST
005	333250	1015	8/3/05	\$279,000	1190	0	7	1952	4	3850	0	0	4230 S BATEMAN ST
005	333100	0520	8/22/06	\$347,000	1200	880	7	1987	3	5150	0	0	3843 S LUCILE ST
005	110500	0850	3/23/05	\$270,000	1210	0	7	1914	3	4000	0	0	7023 48TH AVE S
005	381240	0659	9/6/05	\$305,000	1220	1220	7	1966	3	5500	0	0	6810 42ND AVE S
005	333050	0540	7/11/06	\$400,000	1240	520	7	1951	3	6180	0	0	4203 S LUCILE ST
005	381240	0293	7/5/06	\$321,000	1270	500	7	1963	3	6912	0	0	4456 S WARSAW ST
005	381240	0668	7/31/06	\$439,950	1270	200	7	1963	4	11303	0	0	4235 S BRIGHTON ST
005	272404	9182	2/24/04	\$288,000	1280	1200	7	1977	4	8000	0	0	4811 S MYRTLE ST
005	811310	0730	4/2/04	\$196,000	1280	1040	7	1949	3	5880	0	0	4213 S BATEMAN ST
005	381240	0457	3/13/06	\$325,000	1290	200	7	1962	3	8636	0	0	4421 S WARSAW ST
005	333100	1405	2/19/04	\$254,950	1310	800	7	1964	4	5625	0	0	5705 RENTON AVE S

**Improved Sales Used In This Physical Inspection Analysis
Area 21**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
005	272404	9138	2/17/04	\$275,000	1320	600	7	1956	4	5517	0	0	7102 46TH AVE S
005	381240	0674	7/26/06	\$400,000	1330	900	7	1980	3	5715	0	0	4245 S BRIGHTON ST
005	381240	0854	7/5/06	\$359,950	1330	750	7	1960	3	6360	0	0	7017 44TH AVE S
005	333300	2792	1/12/04	\$224,000	1350	650	7	1985	3	4535	0	0	6710 40TH AVE S
005	333050	1260	9/20/05	\$290,000	1380	120	7	1915	3	3090	0	0	4248 S ORCAS ST
005	381240	0049	6/16/06	\$347,500	1390	120	7	1926	4	6426	0	0	4419 S GRAHAM ST
005	110500	0432	5/18/06	\$260,000	1440	0	7	1977	3	8370	0	0	4614 S BRIGHTON ST
005	110800	0465	1/5/06	\$250,000	1460	0	7	1961	3	4000	0	0	4804 S OTHELLO ST
005	110500	0355	12/28/06	\$300,000	1470	0	7	1971	3	5125	0	0	4607 S MORGAN ST
005	333250	0260	12/30/04	\$255,000	1510	0	7	1920	4	3300	0	0	4241 S JUNEAU ST
005	333100	1725	5/9/06	\$378,000	1550	1200	7	1952	3	5047	0	0	3934 S MEAD ST
005	333100	1780	6/23/06	\$328,000	1550	0	7	1996	3	3975	0	0	5803 42ND AVE S
005	333300	0605	7/10/06	\$355,000	1570	670	7	1974	4	6500	0	0	3932 S MORGAN ST
005	381240	0883	6/24/05	\$303,000	1590	0	7	1910	3	6710	0	0	4508 S MYRTLE ST
005	333050	1915	8/24/05	\$315,000	1610	0	7	1919	3	3090	0	0	4241 S MEAD ST
005	333300	0116	9/27/05	\$369,000	1638	0	7	2005	3	5000	0	0	6318 39TH AVE S
005	333250	0750	12/21/06	\$392,000	1670	500	7	1926	4	6300	0	0	4202 S SPENCER ST
005	234130	0211	9/22/05	\$320,000	1710	0	7	1973	4	6450	0	0	3635 S ORCAS ST
005	333100	1675	12/13/05	\$384,950	1720	150	7	1991	3	5150	0	0	3947 S ORCAS ST
005	381240	0291	8/3/05	\$315,000	1730	0	7	1907	4	6858	0	0	4463 S MORGAN ST
005	110800	0170	8/8/05	\$270,000	1740	0	7	1908	4	3680	0	0	4813 S ORCHARD ST
005	333250	0605	7/24/06	\$400,000	1820	0	7	1908	4	3150	0	0	4240 S RAYMOND ST
005	811310	0690	8/2/06	\$300,000	1880	0	7	1901	3	8400	0	0	4246 S GRAHAM ST
005	381240	0458	6/1/05	\$287,000	1920	0	7	1948	4	8636	0	0	4420 S HOLLY ST
005	333300	1665	1/13/06	\$299,950	2030	300	7	1917	4	7500	0	0	6317 39TH AVE S
005	333050	1975	12/15/04	\$325,000	2040	0	7	1908	4	6180	0	0	4203 S MEAD ST
005	333250	0770	11/1/05	\$350,000	2480	650	7	1926	3	4725	0	0	4214 S SPENCER ST
005	333050	0520	5/20/05	\$451,000	3240	0	7	1914	3	7210	0	0	4215 S LUCILE ST
005	272404	9146	10/13/04	\$250,000	1060	0	8	1954	3	6000	0	0	4600 S HOLLY ST
005	660700	0080	7/22/04	\$347,000	1290	1040	8	2004	3	7308	0	0	6509 43RD AVE S
005	333100	2335	5/10/05	\$330,000	1340	520	8	1999	3	2575	0	0	3917 S ORCAS ST
005	333100	1555	7/21/04	\$304,995	1390	990	8	1996	3	4017	0	0	3812 S MEAD ST

**Improved Sales Used In This Physical Inspection Analysis
Area 21**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
005	381240	0100	8/22/06	\$431,300	1400	920	8	2006	3	5022	0	0	4235 S GRAHAM ST
005	333300	2722	10/23/06	\$437,500	1420	710	8	2006	3	5023	0	0	6809 42ND AVE S
005	333300	2715	10/2/06	\$439,950	1420	710	8	2006	3	5000	0	0	6807 42ND AVE S
005	381240	0799	6/2/04	\$330,000	1450	950	8	2004	3	5497	0	0	4427 S WILLOW ST
005	333300	2724	6/6/06	\$440,000	1450	1080	8	2006	3	5003	0	0	6815 42ND AVE S
005	333100	2155	12/21/05	\$284,000	1500	0	8	1999	3	2575	0	0	3927 S BRANDON ST
005	333100	2160	1/8/04	\$219,000	1500	0	8	1999	3	2575	0	0	3923 S BRANDON ST
005	272404	9216	8/10/04	\$340,000	1500	990	8	2004	3	5646	0	0	4607 S MYRTLE ST
005	333250	0538	8/1/06	\$440,000	1560	0	8	1996	3	3150	0	0	4200 S RAYMOND ST
005	333050	0515	2/6/04	\$325,000	1560	0	8	2003	3	3090	0	0	4221 S LUCILE ST
005	333100	0150	5/4/05	\$330,000	1570	0	8	2002	3	3090	0	0	3910 S LUCILE ST
005	333300	0980	3/21/05	\$309,000	1700	0	8	2005	3	2649	0	0	3906 S HOLLY ST
005	333300	0985	4/13/06	\$329,950	1700	0	8	2005	3	2642	0	0	3908 S HOLLY ST
005	333300	0985	4/15/05	\$309,500	1700	0	8	2005	3	2642	0	0	3908 S HOLLY ST
005	333300	0990	4/11/05	\$306,000	1700	0	8	2005	3	2634	0	0	3910 S HOLLY ST
005	333100	2170	8/17/05	\$329,900	1758	0	8	2005	3	3028	0	0	3932 S LUCILE ST
005	042700	0065	5/7/04	\$335,000	1780	1640	8	1979	3	9108	0	0	7112 45TH AVE S
005	333100	0818	6/2/06	\$382,950	1780	0	8	2006	3	3221	0	0	3932 S FINDLAY ST
005	333100	0822	1/3/06	\$369,000	1780	0	8	2006	3	3090	0	0	3936 S FINDLAY ST
005	333300	1630	6/10/05	\$315,000	1790	0	8	2005	3	2500	0	0	3810 S EDDY ST
005	333050	1903	10/1/04	\$313,000	1800	0	8	2004	3	3090	0	0	4245 S MEAD ST
005	333050	1965	5/22/04	\$370,500	2020	0	8	1999	3	6180	0	0	4211 S MEAD ST
005	100500	0099	1/19/05	\$435,000	2260	960	8	1990	3	4092	0	0	7133 45TH AVE S
005	110800	0495	5/25/05	\$354,950	2360	0	8	2005	3	4000	0	0	4619 S GARDEN ST
005	110800	0500	5/25/05	\$354,950	2360	0	8	2005	3	4000	0	0	4623 S GARDEN ST
005	333300	2705	10/2/06	\$454,000	2480	0	8	2006	3	5000	0	0	6803 42ND AVE S
007	400600	0081	5/23/06	\$200,000	530	0	5	1929	4	3500	0	0	4420 S CAMANO PL
007	144350	0770	4/28/04	\$178,000	630	0	5	1916	3	7722	0	0	7618 46TH AVE S
007	400600	0006	9/16/05	\$ 95,000	630	0	5	1921	3	5494	0	0	7914 45TH AVE S
007	333600	1215	8/17/06	\$280,000	670	600	6	1947	3	9655	0	0	8423 GRATTAN PL S
007	040200	0075	10/22/04	\$199,000	680	600	6	1950	3	5830	0	0	7931 44TH PL S
007	040200	0070	6/8/06	\$287,124	700	0	6	1950	3	5512	0	0	7937 44TH PL S

**Improved Sales Used In This Physical Inspection Analysis
Area 21**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	040200	0100	3/14/05	\$190,000	700	190	6	1951	3	5304	0	0	7918 44TH PL S
007	040200	0200	12/16/05	\$259,000	700	0	6	1951	4	5304	0	0	7915 45TH AVE S
007	333600	0570	11/16/05	\$260,000	720	0	6	1943	4	3825	0	0	5258 S CLOVERDALE ST
007	390410	0008	5/23/06	\$280,000	720	0	6	1956	4	6615	0	0	7507 46TH AVE S
007	665900	0006	3/18/04	\$175,950	760	0	6	1952	3	4644	0	0	8621 45TH AVE S
007	040200	0115	7/5/05	\$253,950	770	700	6	1951	4	6273	0	0	7930 44TH PL S
007	333600	1135	8/24/06	\$275,000	770	420	6	1920	4	3000	0	0	8417 WABASH AVE S
007	262404	9060	5/9/06	\$310,500	780	700	6	1921	4	6192	0	0	5111 S MEDLEY CT
007	400600	0089	9/25/06	\$287,000	780	0	6	1949	5	6230	0	0	8411 RENTON AVE S
007	400600	0090	12/30/04	\$214,500	780	0	6	1949	3	5214	0	0	8403 RENTON AVE S
007	400600	0093	2/3/06	\$208,000	780	0	6	1949	4	6420	0	0	8417 RENTON AVE S
007	390410	0250	2/24/06	\$289,000	790	0	6	1917	4	4725	0	0	7823 46TH AVE S
007	333600	1061	7/28/04	\$234,000	800	0	6	1914	4	4000	0	0	8630 WABASH AVE S
007	144350	0200	7/5/06	\$220,000	810	0	6	1926	4	5412	0	0	4840 S KENYON ST
007	144350	0100	5/18/06	\$285,000	820	0	6	1919	4	5379	0	0	4823 S CHICAGO ST
007	342404	9102	3/17/04	\$230,000	830	500	6	1958	4	5100	0	0	8326 48TH AVE S
007	144350	1005	7/21/05	\$265,000	840	0	6	1916	4	8150	0	0	4627 S CHICAGO ST
007	160160	0200	6/19/06	\$292,500	840	0	6	1929	3	12276	0	0	7987 46TH AVE S
007	341960	0135	7/3/06	\$305,000	840	400	6	1906	4	4257	0	0	8414 46TH AVE S
007	400600	0147	8/4/06	\$300,000	840	0	6	1952	5	4440	0	0	8645 45TH AVE S
007	354090	0025	8/5/05	\$285,000	860	0	6	1916	3	5136	0	0	7627 46TH AVE S
007	562110	0030	5/3/06	\$224,000	900	0	6	1910	3	3700	0	0	8124 49TH AVE S
007	262404	9086	11/23/05	\$256,000	910	500	6	1923	4	5418	0	0	5127 S MEDLEY CT
007	680410	0045	3/15/06	\$279,000	910	0	6	1927	4	10381	0	0	4454 S TRENTON ST
007	212370	0158	9/27/06	\$278,000	924	300	6	1930	3	7001	0	0	8452 47TH AVE S
007	333600	1310	9/27/04	\$244,110	930	0	6	1975	4	4500	0	0	8745 HAMLET AVE S
007	144350	0590	6/23/05	\$288,000	940	0	6	1923	4	7380	0	0	4828 S HOLDEN ST
007	400600	0214	3/27/06	\$300,000	940	600	6	1938	4	7436	0	0	8445 44TH AVE S
007	400600	0214	12/16/05	\$258,000	940	600	6	1938	4	7436	0	0	8445 44TH AVE S
007	342404	9033	8/1/06	\$175,000	950	0	6	1917	3	8236	0	0	4827 S KENYON ST
007	354090	0050	2/8/05	\$310,000	960	700	6	1922	4	3531	0	0	7641 46TH AVE S
007	265800	0295	12/7/05	\$235,000	970	0	6	1906	4	6000	0	0	7929 50TH AVE S

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Area 21**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	400600	0017	10/17/05	\$280,000	970	500	6	1925	4	4448	0	0	4427 S KENYON ST
007	400600	0251	10/11/06	\$282,400	970	0	6	1968	3	5000	0	0	8335 43RD AVE S
007	040200	0130	3/23/05	\$195,000	1010	0	6	1951	3	8976	0	0	7946 44TH PL S
007	562110	0105	7/6/06	\$289,900	1020	920	6	1991	3	5000	0	0	8122 48TH AVE S
007	400600	0012	11/29/04	\$205,950	1040	0	6	1924	3	6557	0	0	7916 RENTON AVE S
007	160160	0015	7/14/05	\$245,000	1050	0	6	1919	3	6000	0	0	4519 S KENYON ST
007	160160	0015	5/4/04	\$170,000	1050	0	6	1919	3	6000	0	0	4519 S KENYON ST
007	144350	0080	6/8/05	\$310,000	1070	530	6	1921	5	5379	0	0	4837 S CHICAGO ST
007	354090	0035	10/14/04	\$287,000	1130	0	6	1912	4	4815	0	0	7631 46TH AVE S
007	144350	0925	6/15/05	\$260,000	1140	0	6	1907	3	11480	0	0	4618 S CHICAGO ST
007	562110	0190	9/8/06	\$286,000	1170	350	6	1919	3	4050	0	0	8122 47TH AVE S
007	665900	0055	9/1/06	\$240,000	1200	0	6	1958	3	5250	0	0	8640 45TH AVE S
007	144350	0820	4/18/06	\$216,000	1210	1000	6	1911	3	6669	0	0	7623 48TH AVE S
007	160160	0310	10/12/04	\$242,000	1210	0	6	1927	4	7500	0	0	8324 46TH AVE S
007	144350	0085	7/24/06	\$340,000	1220	0	6	1911	5	5379	0	0	4835 S CHICAGO ST
007	333600	0870	6/8/04	\$285,000	1220	0	6	1942	4	6000	0	0	8439 SEWARD PARK AVE S
007	144350	1035	4/24/04	\$227,500	1230	0	6	1908	4	7785	0	0	4602 S KENYON ST
007	144350	0095	11/29/05	\$250,000	1240	0	6	1909	4	5379	0	0	4827 S CHICAGO ST
007	333600	1005	4/20/06	\$322,000	1260	0	6	1916	5	6000	0	0	8602 WABASH AVE S
007	212370	0095	2/17/04	\$199,950	1270	780	6	1905	3	7630	0	0	8423 48TH AVE S
007	144350	0400	7/12/05	\$266,000	1300	0	6	1960	3	5007	0	0	4832 S CHICAGO ST
007	160160	0140	7/6/06	\$299,000	1300	0	6	1904	3	7101	0	0	7955 46TH AVE S
007	400600	0274	3/8/05	\$224,000	1330	0	6	1929	3	5400	0	0	8307 RENTON AVE S
007	756210	0075	3/22/04	\$160,000	1340	0	6	1910	4	5886	0	0	8420 47TH AVE S
007	144350	0721	6/28/04	\$215,000	1400	0	6	1952	3	6972	0	0	4631 S AUSTIN ST
007	212370	0040	8/10/05	\$259,950	1450	0	6	1903	4	8352	0	0	8425 RAINIER PL S
007	562110	0040	9/23/04	\$222,000	1500	0	6	1911	3	3700	0	0	8128 49TH AVE S
007	258930	0035	3/17/04	\$224,000	1520	0	6	1952	3	5000	0	0	4809 S FONTANELLE ST
007	400600	0317	5/11/06	\$290,000	1560	900	6	1920	4	6717	0	0	7917 RENTON AVE S
007	160160	0265	10/19/04	\$242,000	1590	0	6	1914	4	9300	0	0	8309 46TH AVE S
007	258930	0170	7/22/04	\$370,000	1680	0	6	1911	4	5043	0	0	7417 48TH AVE S
007	342010	0160	3/18/04	\$217,500	1710	0	6	2000	3	7560	0	0	8610 44TH AVE S

**Improved Sales Used In This Physical Inspection Analysis
Area 21**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	400600	0164	5/24/06	\$260,000	1780	0	6	1980	3	5006	0	0	8653 44TH AVE S
007	160160	0130	10/25/05	\$305,000	1880	0	6	1911	4	9300	0	0	7947 46TH AVE S
007	258930	0205	4/20/05	\$290,000	2080	350	6	1915	4	5238	0	0	4629 S FONTANELLE ST
007	144350	0512	5/17/04	\$230,000	2280	250	6	1906	3	12240	0	0	4825 S AUSTIN ST
007	144350	0661	6/9/05	\$225,000	860	400	7	1923	4	5017	0	0	4818 S AUSTIN ST
007	144350	0661	6/2/04	\$196,000	860	400	7	1923	4	5017	0	0	4818 S AUSTIN ST
007	265800	0070	7/1/05	\$290,000	900	840	7	1980	3	7560	0	0	5004 S ELMGROVE ST
007	333600	0890	3/8/06	\$330,500	900	0	7	1948	4	6000	0	0	8435 SEWARD PARK AVE S
007	400600	0098	11/3/06	\$345,000	920	420	7	1996	4	5034	0	0	8418 RENTON AVE S
007	680410	0125	6/1/05	\$190,000	920	0	7	1955	3	5670	0	0	4511 S TRENTON ST
007	713530	0085	10/16/06	\$354,000	930	0	7	1908	4	4500	0	0	8127 48TH AVE S
007	144350	0766	9/8/04	\$189,950	950	0	7	1952	3	5068	0	0	7610 46TH AVE S
007	390410	0115	10/14/04	\$249,950	950	0	7	1912	4	5547	0	0	4515 S HOLDEN ST
007	144350	0666	6/1/05	\$275,000	960	0	7	1951	4	6720	0	0	4812 S AUSTIN ST
007	400600	0258	7/13/05	\$235,540	970	0	7	1968	3	6225	0	0	8323 43RD AVE S
007	400600	0258	10/21/04	\$215,000	970	0	7	1968	3	6225	0	0	8323 43RD AVE S
007	400600	0259	12/20/05	\$245,000	970	0	7	1968	3	5787	0	0	8327 43RD AVE S
007	713530	0155	9/12/05	\$267,950	980	0	7	1976	3	5000	0	0	8311 48TH AVE S
007	212370	0068	10/19/05	\$238,000	1010	0	7	1960	3	7425	0	0	8419 50TH AVE S
007	342404	9114	10/25/05	\$265,000	1020	380	7	1959	4	5336	0	0	7913 49TH AVE S
007	040200	0015	7/18/06	\$325,000	1040	0	7	1950	4	5406	0	0	7936 RENTON AVE S
007	144350	0395	5/22/06	\$312,000	1060	0	7	1968	4	6232	0	0	4828 S CHICAGO ST
007	144350	0778	6/29/04	\$275,000	1070	1070	7	1950	3	5060	0	0	4606 S HOLDEN ST
007	144350	1010	8/1/06	\$283,000	1080	0	7	1980	3	6520	0	0	4621 S CHICAGO ST
007	333600	0455	5/21/04	\$217,950	1080	0	7	1959	3	6000	0	0	8311 DUNCAN AVE S
007	400600	0004	10/25/06	\$317,950	1080	0	7	1969	3	6000	0	0	4511 S KENYON ST
007	400600	0020	7/12/05	\$225,000	1080	0	7	1955	3	5080	0	0	4411 S KENYON ST
007	688251	0020	9/9/04	\$275,000	1080	1010	7	1979	3	5210	0	0	4209 S ELMGROVE ST
007	390410	0014	4/16/04	\$250,000	1110	500	7	1967	3	6000	0	0	7523 45TH AVE S
007	342404	9005	4/15/05	\$247,000	1120	0	7	1966	3	7800	0	0	4806 S THISTLE ST
007	333600	1990	3/1/04	\$260,000	1130	840	7	1975	4	7000	0	0	8412 54TH AVE S
007	258930	0242	8/23/05	\$314,000	1130	690	7	1999	3	5024	0	0	4620 S AUSTIN ST

**Improved Sales Used In This Physical Inspection Analysis
Area 21**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	212370	0200	10/28/05	\$274,000	1140	0	7	1953	4	7930	0	0	8447 50TH AVE S
007	390410	0019	10/24/06	\$350,000	1140	800	7	1963	3	5100	0	0	7516 45TH AVE S
007	400600	0126	5/26/05	\$265,000	1140	0	7	1989	3	6088	0	0	8624 44TH AVE S
007	110800	0695	9/1/04	\$279,000	1150	1000	7	1981	3	5200	0	0	4643 S OTHELLO ST
007	258930	0133	12/16/05	\$310,000	1150	560	7	1991	3	8800	0	0	4627 S OTHELLO ST
007	262404	9055	12/6/06	\$379,000	1150	600	7	1920	3	7020	0	0	5130 S WILDWOOD LN
007	770140	0065	12/1/04	\$269,000	1150	860	7	1955	3	7080	0	0	7906 WOLCOTT AVE S
007	258930	0110	7/8/04	\$269,950	1190	760	7	1979	3	7250	0	0	4640 S FONTANELLE ST
007	713530	0265	1/24/05	\$228,000	1200	700	7	1950	3	5000	0	0	4905 S ROSE ST
007	390410	0009	6/21/04	\$270,000	1210	300	7	1951	3	7020	0	0	7519 46TH AVE S
007	713530	0045	7/28/06	\$310,000	1210	400	7	1951	3	4750	0	0	8131 49TH AVE S
007	941240	0110	2/4/04	\$280,000	1210	1000	7	1959	3	7458	0	0	7716 52ND AVE S
007	144350	0850	5/21/05	\$270,000	1220	1220	7	1967	3	6840	0	0	4651 S HOLDEN ST
007	333600	1970	3/21/05	\$265,000	1220	0	7	1940	3	6000	0	0	8426 54TH AVE S
007	400600	0218	8/20/04	\$319,000	1230	820	7	2004	3	5128	0	0	8439 44TH AVE S
007	144350	0682	7/11/05	\$310,000	1240	700	7	1954	4	5200	0	0	4651 S AUSTIN ST
007	400600	0286	12/23/04	\$305,000	1250	670	7	1994	3	6721	0	0	4244 S ROSE ST
007	342404	9105	12/26/06	\$283,000	1280	0	7	1959	3	5000	0	0	8100 49TH AVE S
007	342404	9115	3/13/06	\$261,500	1320	0	7	1959	3	5000	0	0	7924 49TH AVE S
007	431110	0030	6/2/04	\$305,000	1330	810	7	1992	3	6409	0	0	4458 S THISTLE PL
007	680410	0070	1/3/06	\$254,000	1330	0	7	1952	4	4200	0	0	8658 45TH AVE S
007	333600	0695	6/25/05	\$315,000	1338	0	7	1909	4	4500	0	0	8405 DUNCAN AVE S
007	333600	0860	6/28/06	\$348,000	1360	0	7	1963	4	6000	0	0	8445 SEWARD PARK AVE S
007	258930	0209	4/28/06	\$320,000	1390	1200	7	1974	4	7760	0	0	4623 S FONTANELLE ST
007	212370	0198	4/5/06	\$299,000	1420	400	7	1954	3	7260	0	0	8458 48TH AVE S
007	212370	0073	8/2/04	\$229,000	1440	0	7	1960	3	5060	0	0	8405 50TH AVE S
007	342404	9116	6/21/06	\$288,000	1460	0	7	1959	3	5000	0	0	7930 49TH AVE S
007	333600	1185	12/22/05	\$299,950	1510	1000	7	1955	3	6312	0	0	8443 GRATTAN PL S
007	333600	1515	7/21/06	\$425,000	1510	100	7	1905	4	6000	0	0	8627 WABASH AVE S
007	562110	0005	4/18/06	\$269,950	1510	0	7	1959	3	5000	0	0	8110 49TH AVE S
007	258930	0145	10/4/06	\$495,000	1640	0	7	1912	4	17600	0	0	4608 S FONTANELLE ST
007	400600	0113	8/10/04	\$288,000	1910	0	7	1980	3	9417	0	0	4478 S CLOVERDALE ST

**Improved Sales Used In This Physical Inspection Analysis
Area 21**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	390410	0125	9/10/04	\$262,000	1990	0	7	1908	4	5601	0	0	4349 S HOLDEN ST
007	212370	0196	6/10/04	\$326,500	2290	0	7	1905	3	8580	0	0	8444 48TH AVE S
007	333600	1505	8/30/04	\$325,000	2540	0	7	2006	3	6000	0	0	8633 WABASH AVE S
007	400600	0211	12/13/06	\$370,000	1150	840	8	1993	3	4692	0	0	8458 MARTIN LUTHER KING JR WAY S
007	144350	0285	7/19/06	\$400,000	1260	920	8	1991	3	6232	0	0	4825 S HOLDEN ST
007	390410	0114	6/13/06	\$415,000	1260	880	8	2006	3	3590	0	0	4511 S HOLDEN ST
007	390410	0116	5/16/06	\$417,000	1260	880	8	2006	3	3823	0	0	4509 S HOLDEN ST
007	390410	0117	4/10/06	\$425,000	1260	880	8	2006	3	3509	0	0	4501 S HOLDEN ST
007	390410	0118	5/23/06	\$423,000	1260	880	8	2006	3	3444	0	0	4503 S HOLDEN ST
007	390410	0119	6/13/06	\$420,000	1260	880	8	2006	3	3762	0	0	4505 S HOLDEN ST
007	390410	0120	3/8/06	\$412,250	1260	880	8	2006	3	3823	0	0	4507 S HOLDEN ST
007	400600	0084	2/20/04	\$310,000	1290	1070	8	2004	3	6850	0	0	4424 S CAMANO PL
007	144350	0652	9/13/04	\$324,500	1340	1060	8	2003	3	6638	0	0	4832 S AUSTIN ST
007	258930	0207	7/7/06	\$445,000	1350	940	8	2002	3	5001	0	0	4627 S FONTANELLE ST
007	144350	0874	11/7/05	\$356,000	1440	970	8	2000	3	5376	0	0	4639 S HOLDEN ST
007	258930	0172	10/12/05	\$400,000	1448	1062	8	2005	3	5037	0	0	7421 48TH AVE S
007	262404	9027	11/22/04	\$333,800	1460	1000	8	2004	3	6192	0	0	5121 S MEDLEY CT
007	333600	1187	10/16/05	\$378,000	1460	800	8	2005	3	5029	0	0	8447 GRATTAN PL S
007	333600	1189	10/21/05	\$370,000	1460	900	8	2005	3	5709	0	0	8445 GRATTAN PL S
007	258930	0220	5/3/06	\$395,000	1500	1400	8	1955	4	7452	0	0	7402 46TH AVE S
007	400600	0625	8/26/04	\$243,800	1530	0	8	1999	4	7300	0	0	4245 S THISTLE ST
007	258930	0174	7/18/05	\$392,500	1554	930	8	2005	3	6194	0	0	7419 48TH AVE S
007	941290	0026	2/6/06	\$387,000	1670	110	8	1950	4	5940	0	0	5121 S OTHELLO ST
007	333600	0626	4/12/06	\$449,850	1720	0	8	1909	4	6570	0	0	8408 DUNCAN AVE S
007	333600	1255	5/11/05	\$360,000	1810	650	8	1998	3	5268	0	0	5151 CLOVERDALE PL S
007	160160	0351	10/27/05	\$353,950	1850	0	8	2005	3	5487	0	0	8337 46TH AVE S
007	160160	0085	6/22/05	\$375,000	1980	0	8	2005	3	5144	0	0	7927 46TH AVE S
007	160160	0138	8/31/06	\$415,000	2120	0	8	2006	3	6096	0	0	7953 46TH AVE S
007	160160	0142	8/14/06	\$421,000	2120	0	8	2006	3	5427	0	0	7957 46TH AVE S
007	390410	0113	11/19/06	\$400,000	2240	0	8	2006	3	4332	0	0	4513 S HOLDEN ST
007	160160	0082	6/21/05	\$428,000	2676	0	8	2005	3	7723	0	0	7925 46TH AVE S
007	333600	0835	7/8/04	\$399,950	1830	0	9	2003	3	2744	0	0	8461 SEWARD PARK AVE S

***Improved Sales Used In This Physical Inspection Analysis
Area 21***

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water- front	Situs Address
007	333600	0840	2/25/05	\$440,000	2230	0	9	2005	3	4500	0	0	08455 SEWARD PARK AVE S
007	333600	0850	10/15/04	\$412,000	2240	0	9	2003	3	4431	0	0	8459 SEWARD PARK AVE S

Improved Sales Removed From This Physical Inspection Analysis
Area 21

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	027200	0120	7/23/04	\$235,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	027200	0880	5/12/04	\$300,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	027200	1035	3/19/04	\$141,680	QUIT CLAIM DEED
001	029900	0035	3/17/06	\$380,000	NON-REPRESENTATIVE SALE
001	029900	0046	12/27/06	\$499,950	DIAGNOSTIC OUTLIER
001	029900	0048	12/26/06	\$499,950	DIAGNOSTIC OUTLIER
001	066900	0085	11/30/05	\$135,298	QUIT CLAIM DEED
001	149830	3725	8/25/05	\$352,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	149830	3760	6/2/06	\$853,300	NON-REPRESENTATIVE SALE
001	149830	3760	3/3/05	\$560,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	149830	3760	1/30/05	\$400,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	149830	3820	12/20/04	\$390,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	149830	3915	2/22/05	\$404,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	149830	4045	3/8/04	\$43,819	QUIT CLAIM DEED
001	182230	0045	4/18/05	\$265,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	182230	0115	3/24/06	\$317,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	209020	0030	10/25/05	\$395,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	209020	0035	6/22/06	\$562,500	RELOCATION - SALE TO SERVICE
001	239460	0120	3/3/04	\$188,000	SEGREGATION AND/OR MERGER
001	239460	0121	3/3/04	\$188,000	SEGREGATION AND/OR MERGER
001	239460	0122	3/3/04	\$188,000	SEGREGATION AND/OR MERGER
001	239460	0136	3/3/04	\$188,000	SEGREGATION AND/OR MERGER
001	388190	0665	2/6/04	\$111,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	388190	0670	6/16/06	\$230,000	TEAR DOWN
001	388190	0690	6/18/05	\$200,000	BANKRUPTCY - RECEIVER OR TRUSTEE
001	539360	1620	2/26/04	\$349,000	DIAGNOSTIC OUTLIER
001	539360	1665	12/14/05	\$421,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	570000	0085	1/24/06	\$430,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	570000	0155	6/21/04	\$120,539	QUIT CLAIM DEED
001	570000	0170	1/12/06	\$347,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	570000	0270	2/3/04	\$340,000	BANKRUPTCY - RECEIVER OR TRUSTEE
001	673870	0065	11/9/04	\$110,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	691020	0060	5/26/04	\$680,000	QUESTIONABLE PER APPRAISAL
001	765910	0030	6/24/05	\$275,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	765910	0033	8/12/05	\$161,768	QUIT CLAIM DEED
001	811110	0065	5/13/04	\$305,000	DIAGNOSTIC OUTLIER
001	885000	0955	7/1/06	\$450,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	885000	0965	3/29/05	\$198,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	912200	1305	12/22/04	\$350,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	060600	0080	9/6/05	\$299,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	116600	0030	3/25/04	\$75,736	QUIT CLAIM DEED
002	149830	1160	9/12/05	\$400,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	149830	1180	11/30/05	\$375,000	DIAGNOSTIC OUTLIER
002	149830	1205	7/29/04	\$230,000	QUIT CLAIM DEED

**Improved Sales Removed From This Physical Inspection Analysis
Area 21**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	149830	1220	5/3/04	\$200,000	NO MARKET EXPOSURE
002	149830	1225	1/19/05	\$103,867	STATEMENT TO DOR
002	149830	1240	5/24/05	\$120,000	TEAR DOWN
002	149830	1265	6/6/05	\$360,000	NON-REPRESENTATIVE SALE
002	149830	1265	6/9/04	\$173,000	NO MARKET EXPOSURE
002	149830	1265	1/23/04	\$123,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	149830	1265	1/23/04	\$100,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	149830	1295	6/12/06	\$235,000	DIAGNOSTIC OUTLIER
002	149830	1325	8/11/04	\$55,212	QUIT CLAIM DEED
002	149830	1614	6/28/04	\$205,500	NON-REPRESENTATIVE SALE
002	149830	1816	12/5/05	\$27,944	QUIT CLAIM DEED
002	149830	1830	8/11/04	\$255,000	NON-REPRESENTATIVE SALE
002	149830	1935	7/8/05	\$150,000	DIAGNOSTIC OUTLIER
002	149830	1955	10/11/05	\$309,900	BANKRUPTCY - RECEIVER OR TRUSTEE
002	149830	1955	5/2/05	\$319,099	BANKRUPTCY - RECEIVER OR TRUSTEE
002	149830	1970	8/7/06	\$22,414	RELATED PARTY, FRIEND, OR NEIGHBOR
002	154110	0095	5/10/06	\$433,200	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	159660	0125	11/18/06	\$230,000	QUIT CLAIM DEED
002	162404	9098	9/27/05	\$351,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	162404	9202	4/4/05	\$55,500	QUIT CLAIM DEED
002	272920	0055	3/24/04	\$190,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	307950	0135	7/26/04	\$259,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	307950	0160	6/24/04	\$322,000	DIAGNOSTIC OUTLIER
002	307950	0170	6/21/05	\$312,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	307950	0175	4/15/05	\$143,039	QUIT CLAIM DEED
002	307950	0190	10/27/06	\$87,871	QUIT CLAIM DEED
002	308000	0046	1/6/06	\$150,340	QUIT CLAIM DEED
002	308000	0070	2/17/04	\$300,000	BUILDER OR DEVELOPER SALES;
002	308300	0005	6/28/06	\$137,250	QUIT CLAIM DEED
002	308300	0105	11/30/04	\$51,418	QUIT CLAIM DEED
002	308300	0110	3/24/04	\$25,000	QUIT CLAIM DEED
002	308300	0270	11/8/05	\$110,500	QUIT CLAIM DEED
002	308300	0456	1/7/05	\$313,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	308300	0515	2/27/06	\$250,000	NO MARKET EXPOSURE
002	308300	0720	3/30/04	\$35,004	QUIT CLAIM DEED
002	308300	0845	6/6/06	\$114,298	QUIT CLAIM DEED
002	308300	0980	11/1/06	\$288,000	NON-REPRESENTATIVE SALE
002	308300	1010	9/29/05	\$145,562	PARTIAL INTEREST (1/3, 1/2, Etc.)
002	308300	1105	3/1/05	\$358,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	308300	1145	10/17/06	\$280,000	DIAGNOSTIC OUTLIER
002	308500	1555	7/27/06	\$47,000	QUIT CLAIM DEED
002	308500	1829	8/12/05	\$229,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	365010	0046	5/6/04	\$349,000	DIAGNOSTIC OUTLIER
002	365010	0046	12/29/06	\$514,000	RELOCATION - SALE TO SERVICE
002	368040	0010	5/18/04	\$172,000	NO MARKET EXPOSURE
002	372680	0415	8/1/06	\$545,000	DIAGNOSTIC OUTLIER
002	388190	0165	3/3/04	\$276,100	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR

**Improved Sales Removed From This Physical Inspection Analysis
Area 21**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	426320	0030	3/29/06	\$114,950	QUIT CLAIM DEED
002	426320	0035	7/23/04	\$102,066	QUIT CLAIM DEED
002	531210	0015	1/11/06	\$390,000	DIAGNOSTIC OUTLIER
002	531210	0040	4/25/05	\$274,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	539360	0476	6/2/06	\$167,685	QUIT CLAIM DEED
002	539360	0505	10/28/05	\$340,000	SEGREGATION AND/OR MERGER
002	539360	0505	3/17/05	\$455,000	BUILDER OR DEVELOPER SALES;
002	539360	0560	9/26/05	\$320,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	539360	0665	6/3/05	\$375,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	539360	0700	12/12/06	\$165,528	QUIT CLAIM DEED
002	539360	0920	4/9/04	\$278,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	539360	1110	5/24/06	\$300,000	DIAGNOSTIC OUTLIER
002	539360	1120	10/23/06	\$421,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	539360	1150	1/15/04	\$289,325	DIAGNOSTIC OUTLIER
002	731990	0345	7/20/06	\$415,000	DIAGNOSTIC OUTLIER
002	731990	0346	3/15/05	\$330,000	DIAGNOSTIC OUTLIER
002	732090	0091	7/19/04	\$56,237	QUIT CLAIM DEED
002	732090	0180	6/25/04	\$132,000	QUIT CLAIM DEED
002	753980	0025	7/7/04	\$340,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	754830	0400	12/10/04	\$65,000	QUIT CLAIM DEED
002	754830	0495	6/12/06	\$206,400	RELATED PARTY, FRIEND, OR NEIGHBOR
002	798190	0010	7/8/04	\$219,697	QUIT CLAIM DEED
002	798190	0040	3/9/05	\$80,694	QUIT CLAIM DEED
002	798190	0130	4/14/04	\$232,500	QUIT CLAIM DEED
002	798190	0135	9/6/06	\$215,000	QUIT CLAIM DEED
002	798190	0135	4/10/04	\$215,000	QUIT CLAIM DEED
002	816160	0031	6/21/04	\$190,000	DIAGNOSTIC OUTLIER
002	816160	0105	2/23/06	\$192,500	TEAR DOWN
002	816160	0105	4/12/05	\$150,000	TEAR DOWN
002	912200	0440	8/26/04	\$325,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	912200	0670	8/27/04	\$329,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	912200	0675	9/19/05	\$250,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	912200	0715	4/12/05	\$119,909	QUIT CLAIM DEED
002	912200	0751	8/15/05	\$66,646	QUIT CLAIM DEED
002	912200	0785	9/26/06	\$80,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	128230	1085	9/1/06	\$123,882	QUIT CLAIM DEED
003	570000	1275	9/24/04	\$465,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	570000	1375	4/4/04	\$525,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	570000	1390	12/5/05	\$485,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	570000	2350	11/10/04	\$323,000	SEGREGATION AND/OR MERGER
003	570000	3000	10/25/05	\$595,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	672570	0065	5/24/04	\$125,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	672570	0070	5/26/04	\$126,250	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	795030	0985	9/29/04	\$140,000	TEAR DOWN
003	795030	2005	7/6/04	\$189,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	795030	2285	7/12/04	\$282,000	DIAGNOSTIC OUTLIER
003	795030	2300	8/19/04	\$225,000	SEGREGATION AND/OR MERGER

**Improved Sales Removed From This Physical Inspection Analysis
Area 21**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	795030	2361	2/15/05	\$321,000	DIAGNOSTIC OUTLIER
003	795030	2485	2/13/06	\$295,000	DIAGNOSTIC OUTLIER
003	795030	3065	8/26/04	\$188,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	795030	3165	10/25/05	\$330,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	795030	3215	2/6/04	\$31,214	QUIT CLAIM DEED
003	795030	3325	1/27/05	\$260,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	795030	3375	11/10/04	\$250,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	795030	3410	3/22/04	\$43,474	QUIT CLAIM DEED
003	795030	3965	9/16/04	\$201,000	DIAGNOSTIC OUTLIER
003	795030	4020	3/6/06	\$330,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	795030	4095	9/7/05	\$237,400	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	795030	4110	7/18/05	\$252,200	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	812110	0105	9/27/06	\$490,000	NON-REPRESENTATIVE SALE
003	812110	0146	4/6/06	\$289,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	812110	0146	9/9/04	\$272,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	812110	0375	6/24/05	\$306,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	812110	1350	8/14/06	\$550,000	TENANT
003	812110	1350	3/25/05	\$367,000	TENANT
003	812110	1420	2/7/05	\$425,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	983420	0050	11/17/06	\$92,146	QUIT CLAIM DEED
003	983420	0095	11/8/05	\$730,000	SHELL
003	983420	0110	3/12/04	\$300,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	983420	0115	12/20/04	\$305,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	983420	0230	6/10/06	\$286,500	RELATED PARTY, FRIEND, OR NEIGHBOR
003	983420	0230	9/22/04	\$234,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	983420	0260	8/23/06	\$400,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	983420	0280	12/27/04	\$500,000	DIAGNOSTIC OUTLIER
003	983420	0920	3/2/04	\$236,500	NON-REPRESENTATIVE SALE
003	983420	0960	12/12/05	\$214,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	983420	1150	10/26/04	\$277,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	983420	1780	9/24/04	\$237,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	983420	1795	8/30/04	\$269,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	160460	0070	7/17/06	\$232,000	BANKRUPTCY - RECEIVER OR TRUSTEE
004	160460	0070	1/24/06	\$315,000	BANKRUPTCY - RECEIVER OR TRUSTEE
004	160460	0070	3/11/04	\$300,000	NO MARKET EXPOSURE
004	160460	0100	2/6/06	\$235,000	RELATED PARTY, FRIEND, OR NEIGHBOR
004	160460	0240	9/26/05	\$294,500	BANKRUPTCY - RECEIVER OR TRUSTEE
004	160460	0240	5/23/05	\$223,200	EXEMPT FROM EXCISE TAX
004	160460	0305	3/31/06	\$360,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	160460	0305	1/20/06	\$450,000	SEGREGATION AND/OR MERGER
004	160460	0385	7/13/06	\$132,000	QUIT CLAIM DEED
004	160460	0420	12/17/04	\$204,100	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	160460	0450	6/4/04	\$200,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	160460	0455	12/13/04	\$229,000	RELATED PARTY, FRIEND, OR NEIGHBOR
004	160460	0480	10/16/04	\$220,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	160460	0540	4/19/04	\$195,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	160460	0565	5/25/04	\$212,000	DIAGNOSTIC OUTLIER

**Improved Sales Removed From This Physical Inspection Analysis
Area 21**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
004	160460	0615	4/6/06	\$345,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	160460	0680	5/3/04	\$236,000	TRADE;
004	160460	0680	3/3/04	\$102,849	QUIT CLAIM DEED
004	160460	0811	2/19/04	\$183,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	160460	0960	7/25/05	\$293,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	160460	1300	5/24/05	\$271,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	160460	1685	5/11/06	\$150,636	QUIT CLAIM DEED
004	160460	2020	3/8/04	\$19,259	QUIT CLAIM DEED
004	160460	2145	6/25/04	\$230,000	QUIT CLAIM DEED
004	160710	0032	4/15/04	\$129,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	160710	0040	4/9/04	\$189,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	160710	0043	9/18/06	\$291,500	NO MARKET EXPOSURE
004	160710	0043	11/15/05	\$200,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	160710	0059	6/1/06	\$257,000	NO MARKET EXPOSURE
004	160710	0115	9/12/06	\$250,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	160710	0130	4/26/06	\$509,000	RELATED PARTY, FRIEND, OR NEIGHBOR
004	160710	0138	2/2/05	\$247,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	162404	9033	4/28/06	\$415,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	162404	9043	4/22/05	\$99,850	RELATED PARTY, FRIEND, OR NEIGHBOR
004	162404	9058	9/26/05	\$340,000	RELATED PARTY, FRIEND, OR NEIGHBOR
004	162404	9058	3/2/05	\$244,000	NO MARKET EXPOSURE
004	162404	9070	1/20/04	\$195,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	162404	9104	4/1/04	\$199,300	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	162404	9111	2/1/06	\$425,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	162404	9213	4/26/04	\$205,000	NO MARKET EXPOSURE
004	162404	9213	2/6/04	\$104,425	NO MARKET EXPOSURE
004	162404	9213	10/5/05	\$299,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	162404	9234	11/24/04	\$38,808	RELATED PARTY, FRIEND, OR NEIGHBOR
004	170340	0545	7/30/04	\$172,550	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	170340	0756	3/19/04	\$240,000	RELATED PARTY, FRIEND, OR NEIGHBOR
004	170340	0825	3/2/04	\$230,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	170340	0850	5/27/05	\$73,968	QUIT CLAIM DEED
004	170340	0905	6/10/05	\$370,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	170340	0945	10/19/04	\$240,000	RELATED PARTY, FRIEND, OR NEIGHBOR
004	170340	1000	3/2/05	\$255,000	RELATED PARTY, FRIEND, OR NEIGHBOR
004	170340	1120	11/11/04	\$200,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	170990	0105	10/28/04	\$365,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	170990	0125	11/1/04	\$95,359	RELATED PARTY, FRIEND, OR NEIGHBOR
004	170990	0125	8/30/04	\$105,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	170990	0170	2/27/04	\$148,500	BANKRUPTCY - RECEIVER OR TRUSTEE
004	170990	0200	9/7/05	\$196,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	253950	0006	12/29/06	\$460,000	RELATED PARTY, FRIEND, OR NEIGHBOR
004	253950	0006	12/29/06	\$460,000	QUIT CLAIM DEED
004	253950	0056	10/28/04	\$105,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	253950	0056	10/25/04	\$67,500	QUIT CLAIM DEED
004	253950	0056	6/26/04	\$50,000	QUIT CLAIM DEED
004	266050	0120	8/25/04	\$187,312	NO MARKET EXPOSURE

**Improved Sales Removed From This Physical Inspection Analysis
Area 21**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
004	266050	0135	10/14/04	\$215,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	266050	0190	9/25/06	\$196,186	QUIT CLAIM DEED
004	266050	0190	8/2/05	\$132,500	QUIT CLAIM DEED
004	428240	0045	12/21/04	\$165,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	560900	0080	7/29/04	\$210,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	564960	0290	7/14/04	\$310,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	688890	0110	12/11/04	\$265,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	919795	0110	5/9/06	\$300,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	100500	0062	2/17/05	\$73,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	100500	0065	12/9/05	\$255,000	SEGREGATION AND/OR MERGER
005	100500	0070	5/27/04	\$167,571	GOVERNMENT AGENCY
005	100500	0099	4/27/04	\$370,000	QUIT CLAIM DEED
005	100500	0099	4/16/04	\$290,000	NO MARKET EXPOSURE
005	110500	0170	9/16/04	\$150,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	110500	0431	11/23/04	\$205,000	BANKRUPTCY - RECEIVER OR TRUSTEE
005	110500	0435	7/27/05	\$238,000	DIAGNOSTIC OUTLIER
005	110500	0441	3/23/04	\$162,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	110500	0447	6/21/06	\$318,800	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	110500	0660	12/1/06	\$405,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	110500	0660	5/9/06	\$109,000	QUIT CLAIM DEED
005	110500	0802	11/16/04	\$237,000	NON-REPRESENTATIVE SALE
005	110500	0825	3/4/04	\$156,000	QUIT CLAIM DEED
005	110500	0830	6/21/04	\$135,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	110800	0045	7/19/05	\$168,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	110800	0450	9/13/06	\$97,664	QUIT CLAIM DEED
005	110800	0470	10/26/04	\$67,000	NON-REPRESENTATIVE SALE
005	234130	0211	9/2/04	\$150,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	234130	0335	2/19/04	\$139,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	234180	0185	7/25/06	\$270,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	272404	9197	5/19/06	\$353,250	RELATED PARTY, FRIEND, OR NEIGHBOR
005	333050	0570	9/24/04	\$172,660	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	333050	1905	9/21/06	\$58,774	QUIT CLAIM DEED
005	333050	1945	4/3/06	\$310,000	SEGREGATION AND/OR MERGER
005	333050	1955	6/28/06	\$344,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	333050	2020	9/1/06	\$280,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	333100	0150	10/13/06	\$331,000	NO MARKET EXPOSURE
005	333100	0155	9/15/06	\$326,474	FORCED SALE
005	333100	0155	12/21/04	\$330,000	DIAGNOSTIC OUTLIER
005	333100	0630	7/15/05	\$163,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	333100	0820	6/22/04	\$220,000	SEGREGATION AND/OR MERGER
005	333100	0945	3/7/05	\$190,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	333100	1295	2/17/06	\$252,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	333100	1390	1/7/04	\$195,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	333100	1655	9/19/05	\$315,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	333100	1795	7/19/06	\$400,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	333100	1910	5/2/05	\$281,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	333100	2035	12/29/05	\$68,000	STATEMENT TO DOR

**Improved Sales Removed From This Physical Inspection Analysis
Area 21**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
005	333100	2125	1/25/05	\$155,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	333100	2290	7/8/06	\$120,000	QUIT CLAIM DEED
005	333100	2305	4/16/04	\$125,000	QUIT CLAIM DEED
005	333250	0250	5/28/04	\$195,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	333250	0285	9/1/06	\$485,000	DIAGNOSTIC OUTLIER
005	333250	0340	6/23/05	\$203,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	333250	0515	4/10/06	\$212,000	DIAGNOSTIC OUTLIER
005	333250	0555	5/11/06	\$72,967	QUIT CLAIM DEED
005	333250	0580	11/8/05	\$335,000	DIAGNOSTIC OUTLIER
005	333250	0580	6/23/05	\$222,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	333250	0655	9/19/05	\$250,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	333250	0680	8/4/04	\$195,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	333250	0755	10/26/06	\$309,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	333300	0105	4/26/05	\$21,967	QUIT CLAIM DEED
005	333300	0116	1/6/05	\$165,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	333300	0505	2/17/04	\$180,000	BANKRUPTCY - RECEIVER OR TRUSTEE
005	333300	0815	8/10/05	\$37,500	QUIT CLAIM DEED
005	333300	0895	12/2/04	\$142,000	DIAGNOSTIC OUTLIER
005	333300	0975	5/24/04	\$395,000	SEGREGATION AND/OR MERGER
005	333300	1511	1/9/04	\$130,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	333300	1665	11/3/06	\$120,946	QUIT CLAIM DEED
005	333300	2672	12/21/05	\$90,853	QUIT CLAIM DEED
005	333300	2720	1/3/05	\$246,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	381240	0036	9/1/06	\$310,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	381240	0051	9/30/05	\$310,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	381240	0062	1/4/05	\$229,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	381240	0104	7/29/04	\$278,500	RELATED PARTY, FRIEND, OR NEIGHBOR
005	381240	0144	11/2/05	\$332,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	381240	0162	6/11/04	\$100,400	QUIT CLAIM DEED
005	381240	0219	6/18/04	\$13,496	QUIT CLAIM DEED
005	381240	0251	9/9/05	\$169,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	381240	0305	2/18/05	\$229,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	381240	0306	4/26/06	\$400,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	381240	0306	8/9/05	\$280,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	381240	0336	11/29/04	\$228,000	DIAGNOSTIC OUTLIER
005	381240	0338	9/17/04	\$199,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	381240	0365	6/9/04	\$269,990	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	381240	0456	10/4/06	\$359,000	NO MARKET EXPOSURE
005	381240	0568	8/18/05	\$220,000	QUIT CLAIM DEED
005	381240	0607	6/21/06	\$80,000	QUIT CLAIM DEED
005	381240	0607	6/19/06	\$80,000	QUIT CLAIM DEED
005	381240	0607	5/26/06	\$80,000	QUIT CLAIM DEED
005	381240	0755	4/11/05	\$85,753	QUIT CLAIM DEED
005	381240	0796	5/13/04	\$175,000	NON-REPRESENTATIVE SALE
005	381240	0817	11/15/06	\$270,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	381240	0850	10/18/05	\$242,721	QUIT CLAIM DEED
005	573350	0035	4/12/05	\$200,000	IMP. CHARACTERISTICS CHANGED SINCE SALE

**Improved Sales Removed From This Physical Inspection Analysis
Area 21**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
005	660700	0065	11/14/06	\$280,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	660700	0115	1/19/05	\$140,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	660700	0115	1/20/06	\$269,448	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	660700	0170	12/22/05	\$68,000	NON-REPRESENTATIVE SALE
005	660700	0185	6/29/04	\$44,967	EXEMPT FROM EXCISE TAX
005	688254	0010	3/16/04	\$220,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	688254	0060	9/21/05	\$245,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	786800	0035	3/24/06	\$112,000	QUIT CLAIM DEED
005	811310	0080	9/29/04	\$216,000	DIAGNOSTIC OUTLIER
005	811310	0570	6/8/06	\$351,100	SEGREGATION AND/OR MERGER
005	811310	0575	8/5/05	\$282,000	STATEMENT TO DOR
005	811310	0595	9/12/06	\$300,000	DIAGNOSTIC OUTLIER
005	811310	0660	3/11/05	\$360,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	811310	0730	4/2/04	\$196,000	QUIT CLAIM DEED
007	040200	0015	9/22/05	\$193,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	040200	0120	7/31/06	\$130,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	040200	0155	9/22/05	\$210,000	NO MARKET EXPOSURE
007	040200	0160	8/25/05	\$254,800	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	040200	0165	4/7/04	\$144,000	NO MARKET EXPOSURE
007	040200	0220	3/12/04	\$31,652	QUIT CLAIM DEED
007	071700	0180	6/6/06	\$320,000	NO MARKET EXPOSURE
007	071700	0180	9/14/04	\$98,563	QUIT CLAIM DEED
007	071700	0225	10/10/05	\$255,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	100500	0021	9/22/05	\$265,000	NO MARKET EXPOSURE
007	100500	0046	11/22/06	\$180,000	NO MARKET EXPOSURE
007	100500	0048	3/6/06	\$163,000	QUIT CLAIM DEED
007	110800	0656	2/24/06	\$301,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	110800	0660	2/16/05	\$262,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	110800	0670	7/11/06	\$80,689	QUIT CLAIM DEED
007	110800	0680	3/27/06	\$358,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	110800	0686	7/26/04	\$112,742	QUIT CLAIM DEED
007	110800	0710	7/22/04	\$225,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	110800	0725	10/27/05	\$235,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	110800	0730	4/27/06	\$53,102	QUIT CLAIM DEED
007	144350	0150	8/27/04	\$183,500	STATEMENT TO DOR
007	144350	0180	6/5/06	\$245,000	NO MARKET EXPOSURE
007	144350	0190	6/20/06	\$50,147	QUIT CLAIM DEED
007	144350	0275	9/3/04	\$250,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	144350	0350	4/17/06	\$280,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	144350	0385	10/26/04	\$37,053	QUIT CLAIM DEED
007	144350	0666	12/14/04	\$207,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	144350	0685	3/2/04	\$180,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	144350	0896	1/20/04	\$137,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	144350	0911	1/22/04	\$27,000	QUIT CLAIM DEED
007	144350	0985	1/15/05	\$193,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	144350	0985	5/27/04	\$169,100	BANKRUPTCY - RECEIVER OR TRUSTEE
007	160160	0055	1/20/04	\$185,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR

**Improved Sales Removed From This Physical Inspection Analysis
Area 21**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
007	160160	0075	9/24/04	\$260,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	160160	0135	10/26/06	\$362,500	NO MARKET EXPOSURE
007	160160	0140	9/23/04	\$400,000	SEGREGATION AND/OR MERGER
007	160160	0165	2/18/05	\$285,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	160160	0250	11/22/04	\$245,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	160160	0260	6/3/05	\$287,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	212370	0071	1/24/05	\$181,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	212370	0116	8/12/05	\$270,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	212370	0130	10/21/05	\$299,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	212370	0152	5/11/06	\$320,000	NO MARKET EXPOSURE
007	258930	0025	4/29/04	\$89,152	RELATED PARTY, FRIEND, OR NEIGHBOR
007	258930	0030	9/1/04	\$148,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	258930	0040	9/22/04	\$194,040	QUIT CLAIM DEED
007	258930	0130	3/12/04	\$51,352	QUIT CLAIM DEED
007	258930	0152	1/20/04	\$220,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	262404	9050	6/21/06	\$295,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	262404	9108	5/10/04	\$223,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	262404	9115	7/1/04	\$289,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	265800	0259	1/22/04	\$174,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	265800	0270	7/23/04	\$172,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	265800	0295	4/26/05	\$180,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	265800	0320	12/16/05	\$220,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	333600	0170	5/19/04	\$305,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	333600	0250	9/29/04	\$57,000	QUIT CLAIM DEED
007	333600	0445	3/2/05	\$350,253	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	333600	0570	3/29/05	\$201,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	333600	0665	3/15/04	\$162,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	333600	0916	11/29/06	\$337,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	333600	0965	9/27/04	\$152,465	QUIT CLAIM DEED
007	333600	1000	11/4/05	\$265,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	333600	1110	7/20/05	\$300,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	333600	1145	10/10/05	\$230,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	333600	1245	9/23/05	\$86,228	QUIT CLAIM DEED
007	333600	1376	3/17/06	\$294,950	BANKRUPTCY - RECEIVER OR TRUSTEE
007	333600	1545	9/15/05	\$195,100	RELATED PARTY, FRIEND, OR NEIGHBOR
007	333600	1610	4/27/06	\$241,500	NO MARKET EXPOSURE
007	333600	1645	9/20/05	\$310,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	341960	0050	3/7/05	\$116,900	NO MARKET EXPOSURE
007	341960	0050	9/29/04	\$77,000	STATEMENT TO DOR
007	341960	0065	4/19/04	\$175,000	QUESTIONABLE PER APPRAISAL
007	341960	0080	8/29/05	\$202,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	341960	0090	11/7/06	\$130,000	STATEMENT TO DOR
007	342010	0020	8/30/04	\$123,800	NO MARKET EXPOSURE
007	342010	0060	8/30/04	\$189,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	342010	0070	6/11/04	\$179,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	342404	9002	10/4/04	\$250,000	NO MARKET EXPOSURE
007	342404	9070	12/21/05	\$200,000	RELATED PARTY, FRIEND, OR NEIGHBOR

**Improved Sales Removed From This Physical Inspection Analysis
Area 21**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
007	342404	9076	5/18/05	\$127,000	QUIT CLAIM DEED
007	342404	9116	10/13/06	\$43,800	QUIT CLAIM DEED
007	342404	9123	11/1/05	\$285,000	NO MARKET EXPOSURE
007	342404	9140	5/19/05	\$294,500	NO MARKET EXPOSURE
007	352404	9152	7/16/04	\$295,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	354090	0035	5/18/04	\$210,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	354090	0050	10/8/04	\$200,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	390410	0009	11/14/05	\$260,000	BANKRUPTCY - RECEIVER OR TRUSTEE
007	390410	0019	5/10/06	\$320,000	NO MARKET EXPOSURE
007	390410	0127	12/29/06	\$152,805	QUIT CLAIM DEED
007	390410	0250	7/14/04	\$196,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	400600	0089	5/25/04	\$214,500	DIAGNOSTIC OUTLIER
007	400600	0099	12/6/05	\$251,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	400600	0121	8/3/04	\$225,000	NO MARKET EXPOSURE
007	400600	0124	6/29/06	\$108,000	QUIT CLAIM DEED
007	400600	0141	10/5/05	\$215,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	400600	0145	5/12/06	\$179,000	NO MARKET EXPOSURE
007	400600	0147	3/24/06	\$182,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	400600	0147	6/8/05	\$158,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	400600	0220	1/25/05	\$329,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	400600	0247	8/10/05	\$217,000	NO MARKET EXPOSURE
007	400600	0264	5/5/05	\$290,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	400600	0270	1/29/04	\$165,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	400600	0274	12/23/05	\$77,172	QUIT CLAIM DEED
007	400600	0290	11/4/05	\$130,121	QUIT CLAIM DEED
007	400600	0313	12/13/04	\$285,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	400600	0611	8/17/04	\$250,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	400600	0615	10/3/05	\$122,500	QUIT CLAIM DEED
007	400600	0625	11/29/05	\$265,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	431110	0050	8/23/06	\$385,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	431110	0090	5/26/06	\$300,000	NON-REPRESENTATIVE SALE
007	562110	0040	7/8/04	\$155,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	665900	0055	7/2/04	\$165,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	680410	0070	4/26/04	\$200,000	NO MARKET EXPOSURE
007	680410	0115	9/28/06	\$525,000	NO MARKET EXPOSURE
007	713530	0025	4/13/05	\$250,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	713530	0065	3/15/04	\$207,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	713530	0275	12/13/04	\$235,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	756210	0030	2/23/06	\$260,000	QUIT CLAIM DEED
007	941240	0105	9/29/06	\$250,000	NO MARKET EXPOSURE
007	941290	0026	4/18/05	\$221,000	IMP. CHARACTERISTICS CHANGED SINCE SALE

Model Validation

Total Value Model Conclusions, Recommendations and Validation:

Appraiser judgment prevails in all decisions regarding individual parcel valuation. Each parcel is field reviewed and a value selected based on general and specific data pertaining to the parcel, the neighborhood, and the market. The Appraiser determines which available value estimate may be appropriate and may adjust particular characteristics and conditions as they occur in the valuation area.

Application of the total Value Model described above results in improved equity between subareas grades, living area, and age of homes. In addition the resulting assessment level is 97.7%. The standard statistical measures of valuation performance are all within IAAO guidelines and are presented both in the Executive Summary and in the 2006 and 2007 Ratio Analysis charts included in this report.

The Appraisal Team recommends application of the Appraiser selected values, as indicated by the appropriate model or method.

Application of these recommended value for the 2007 assessment year (taxes payable in 2008) results in an average total change from the 2006 assessments of +14.5%. This increase is due partly to upward market changes over time and the previous assessment levels.

Note: More details and information regarding aspects of the valuations and the report are retained in the working files and folios kept in the appropriate district office.

Area 21 Physical Inspection Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2007 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2006 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2007 weighted mean is 97.7.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
5	20	0.909	1.029	13.2%	0.907	1.151
6	354	0.838	0.976	16.5%	0.958	0.994
7	342	0.843	0.977	15.9%	0.960	0.994
8	131	0.846	0.989	16.8%	0.962	1.016
9	15	0.769	0.893	16.1%	0.840	0.946
Year Built or Year Renovated	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
1900-1940	403	0.840	0.971	15.6%	0.953	0.988
1941-1950	77	0.785	0.944	20.2%	0.910	0.978
1951-1960	106	0.861	1.003	16.5%	0.974	1.032
1961-1970	46	0.834	0.964	15.6%	0.925	1.004
1971-1980	36	0.907	1.033	14.0%	0.977	1.090
1981-1990	18	0.898	1.061	18.1%	0.985	1.137
1991-2000	60	0.810	0.989	22.1%	0.942	1.036
2001 - +	116	0.849	0.969	14.0%	0.942	0.995
Condition	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
Fair	5	0.874	0.920	5.2%	0.717	1.124
Average	604	0.860	0.980	13.9%	0.966	0.993
Good	230	0.800	0.975	21.9%	0.952	0.997
Very Good	23	0.764	0.950	24.3%	0.888	1.012
Stories	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
1	517	0.836	0.976	16.7%	0.961	0.991
1.5	199	0.831	0.966	16.3%	0.942	0.989
2	134	0.866	0.998	15.2%	0.972	1.023
2.5	1	1.057	1.350	27.8%	N/A	N/A
3	11	0.846	0.935	10.5%	0.890	0.980
View Y/N	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
N	711	0.924	0.982	6.2%	0.976	0.987
Y	28	0.919	0.985	7.2%	0.952	1.019

Area 21 Physical Inspection Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2007 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2006 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2007 weighted mean is 97.7.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
0-800	88	0.844	0.983	16.4%	0.940	1.025
801-1000	162	0.800	0.956	19.5%	0.932	0.981
1001-1200	211	0.843	0.985	16.9%	0.963	1.007
1201-1500	200	0.865	1.000	15.5%	0.976	1.023
1501-1800	115	0.833	0.972	16.6%	0.940	1.004
1801-2000	34	0.864	0.949	9.9%	0.900	0.999
2001-2500	45	0.839	0.949	13.1%	0.904	0.994
2501 - +	7	0.837	0.981	17.2%	0.880	1.082
Sub	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
001	91	0.799	0.960	20.2%	0.926	0.995
002	192	0.856	0.958	11.9%	0.936	0.980
003	134	0.851	0.957	12.4%	0.927	0.987
004	77	0.791	1.037	31.1%	1.003	1.071
005	200	0.858	0.991	15.5%	0.967	1.015
007	168	0.848	0.991	16.8%	0.964	1.017
Neighborhood	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
1	8	0.866	0.990	14.3%	0.878	1.102
2	186	0.860	0.996	15.9%	0.970	1.023
3	178	0.843	0.984	16.7%	0.960	1.008
4	199	0.831	0.984	18.4%	0.962	1.006
5	145	0.829	0.965	16.4%	0.936	0.993
6	69	0.842	0.952	13.1%	0.912	0.992
7	13	0.757	0.933	23.3%	0.851	1.016
LDT	27	0.803	0.989	23.2%	0.918	1.061
L - 1	37	0.931	0.963	3.5%	0.910	1.016
Lot Size	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
0-3000	71	0.851	1.011	18.8%	0.973	1.049
3001-5000	414	0.830	0.958	15.4%	0.942	0.973
5001-8000	329	0.854	0.996	16.6%	0.978	1.014
8001-10000	37	0.842	0.992	17.9%	0.930	1.054
10001 - +	11	0.798	0.933	17.0%	0.820	1.046

2006 Improved Parcel Ratio Analysis

District/Team: WC / Team - 2	Lien Date: 01/01/2006	Date of Report: 05/30/2007	Sales Dates: 1/2004- 12/2006																										
Area 21	Appr ID: RPAN	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No																										
SAMPLE STATISTICS		<div><p>Ratio Frequency</p><table><thead><tr><th>Ratio</th><th>Frequency</th></tr></thead><tbody><tr><td>0.45-0.50</td><td>27</td></tr><tr><td>0.50-0.55</td><td>105</td></tr><tr><td>0.55-0.60</td><td>185</td></tr><tr><td>0.60-0.65</td><td>219</td></tr><tr><td>0.65-0.70</td><td>149</td></tr><tr><td>0.70-0.75</td><td>99</td></tr><tr><td>0.75-0.80</td><td>45</td></tr><tr><td>0.80-0.85</td><td>18</td></tr><tr><td>0.85-0.90</td><td>9</td></tr><tr><td>0.90-0.95</td><td>4</td></tr><tr><td>0.95-1.00</td><td>1</td></tr><tr><td>1.00-1.05</td><td>0</td></tr></tbody></table></div>		Ratio	Frequency	0.45-0.50	27	0.50-0.55	105	0.55-0.60	185	0.60-0.65	219	0.65-0.70	149	0.70-0.75	99	0.75-0.80	45	0.80-0.85	18	0.85-0.90	9	0.90-0.95	4	0.95-1.00	1	1.00-1.05	0
Ratio	Frequency																												
0.45-0.50	27																												
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0.90-0.95	4																												
0.95-1.00	1																												
1.00-1.05	0																												
Sample size (n)	862																												
Mean Assessed Value	280,900																												
Mean Sales Price	334,300																												
Standard Deviation AV	79,108																												
Standard Deviation SP	104,563																												
ASSESSMENT LEVEL																													
Arithmetic Mean Ratio	0.863																												
Median Ratio	0.849																												
Weighted Mean Ratio	0.840																												
UNIFORMITY																													
Lowest ratio	0.470																												
Highest ratio:	1.574																												
Coefficient of Dispersion	15.31%																												
Standard Deviation	0.166																												
Coefficient of Variation	19.24%																												
Price Related Differential (PRD)	1.027																												
RELIABILITY																													
95% Confidence: Median																													
Lower limit	0.837																												
Upper limit	0.862																												
95% Confidence: Mean																													
Lower limit	0.852																												
Upper limit	0.874																												
SAMPLE SIZE EVALUATION																													
N (population size)	5889																												
B (acceptable error - in decimal)	0.05																												
S (estimated from this sample)	0.166																												
Recommended minimum:	44																												
Actual sample size:	862																												
Conclusion:	OK																												
NORMALITY																													
Binomial Test																													
# ratios below mean:	466																												
# ratios above mean:	396																												
z:	2.384																												
Conclusion:	Non-normal																												

COMMENTS:

1 to 3 Unit Residences throughout area 21.

COMMENTS:

1 to 3 Unit Residences throughout area 21.

2007 Improved Parcel Ratio Analysis

District/Team: WC / Team - 2	Lien Date: 01/01/2007	Date of Report: 05/30/2007	Sales Dates: 1/2004 - 12/2006																						
Area 21	Appr ID: RPAN	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No																						
SAMPLE STATISTICS		<div><div>Ratio Frequency</div><table><caption>Ratio Frequency Data</caption><thead><tr><th>Ratio</th><th>Frequency</th></tr></thead><tbody><tr><td>0.60-0.70</td><td>60</td></tr><tr><td>0.70-0.80</td><td>192</td></tr><tr><td>0.80-0.90</td><td>225</td></tr><tr><td>0.90-1.00</td><td>170</td></tr><tr><td>1.00-1.10</td><td>101</td></tr><tr><td>1.10-1.20</td><td>58</td></tr><tr><td>1.20-1.30</td><td>32</td></tr><tr><td>1.30-1.40</td><td>13</td></tr><tr><td>1.40-1.50</td><td>8</td></tr><tr><td>1.50-1.60</td><td>2</td></tr></tbody></table></div>		Ratio	Frequency	0.60-0.70	60	0.70-0.80	192	0.80-0.90	225	0.90-1.00	170	1.00-1.10	101	1.10-1.20	58	1.20-1.30	32	1.30-1.40	13	1.40-1.50	8	1.50-1.60	2
Ratio	Frequency																								
0.60-0.70	60																								
0.70-0.80	192																								
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1.20-1.30	32																								
1.30-1.40	13																								
1.40-1.50	8																								
1.50-1.60	2																								
Sample size (n)	862																								
Mean Assessed Value	326,600																								
Mean Sales Price	334,300																								
Standard Deviation AV	83,289																								
Standard Deviation SP	104,563																								
ASSESSMENT LEVEL																									
Arithmetic Mean Ratio	1.004																								
Median Ratio	0.979																								
Weighted Mean Ratio	0.977																								
UNIFORMITY																									
Lowest ratio	0.637																								
Highest ratio:	1.806																								
Coefficient of Dispersion	13.15%																								
Standard Deviation	0.167																								
Coefficient of Variation	16.61%																								
Price Related Differential (PRD)	1.028																								
RELIABILITY																									
95% Confidence: Median																									
Lower limit	0.966																								
Upper limit	0.991																								
95% Confidence: Mean																									
Lower limit	0.993																								
Upper limit	1.015																								
SAMPLE SIZE EVALUATION																									
N (population size)	5889																								
B (acceptable error - in decimal)	0.05																								
S (estimated from this sample)	0.167																								
Recommended minimum:	45																								
Actual sample size:	862																								
Conclusion:	OK																								
NORMALITY																									
Binomial Test																									
# ratios below mean:	484																								
# ratios above mean:	378																								
z:	3.610																								
Conclusion:	Non-normal																								

COMMENTS:

1 to 3 Unit Residences throughout area 21.

Both assessment level and uniformity have been improved by application of the recommended values.

COMMENTS:

1 to 3 Unit Residences throughout area 21.

Both assessment level and uniformity have been improved by application of the recommended values.

USPAP Compliance

Client and Intended Use of the Appraisal:

This mass appraisal report is intended for use only by the King County Assessor and other agencies or departments administering or confirming ad valorem property taxes. Use of this report by others is not intended by the appraiser. The use of this appraisal, analyses and conclusions is limited to the administration of ad valorem property taxes in accordance with Washington State law. As such it is written in concise form to minimize paperwork. The assessor intends that this report conform to the Uniform Standards of Professional Appraisal Practice (USPAP) requirements for a mass appraisal report as stated in USPAP SR 6-8. To fully understand this report the reader may need to refer to the Assessor's Property Record Files, Assessors Real Property Data Base, separate studies, Assessor's Procedures, Assessor's field maps, Revalue Plan and the statutes.

The purpose of this report is to explain and document the methods, data and analysis used in the revaluation of King County. King County is on a six year physical inspection cycle with annual statistical updates. The revaluation plan is approved by Washington State Department of Revenue. The revaluation plan is subject to their periodic review.

Definition and date of value estimate:

Market Value

The basis of all assessments is the true and fair value of property. True and fair value means market value (Spokane etc. R. Company v. Spokane County, 75 Wash. 72 (1913); Mason County Overtaxed, Inc. v. Mason County, 62 Wn. 2d (1963); AGO 57-58, No. 2, 1/8/57; AGO 65-66, No. 65, 12/31/65) . . . or amount of money a buyer willing but not obligated to buy would pay for it to a seller willing but not obligated to sell. In arriving at a determination of such value, the assessing officer can consider only those factors which can within reason be said to affect the price in negotiations between a willing purchaser and a willing seller, and he must consider all of such factors. (AGO 65,66, No. 65, 12/31/65)

Highest and Best Use

WAC 458-07-030 (3) REAL PROPERTY VALUATION—HIGHEST AND BEST USE.

True and fair value -- Highest and best use. *Unless specifically provided otherwise by statute, all property shall be valued on the basis of its highest and best use for assessment purposes. Highest and best use is the most profitable, likely use to which a property can be put. It is the use which will yield the highest return on the owner's investment. Any reasonable use to which the property may be put may be taken into consideration and if it is peculiarly adapted to some particular use, that fact may be taken into consideration. Uses that are within the realm of possibility, but not reasonably probable of occurrence, shall not be considered in valuing property at its highest and best use.*

If a property is particularly adapted to some particular use this fact may be taken into consideration in estimating the highest and best use. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922)) The present use of the property may constitute its highest and best use. The appraiser shall, however, consider the uses to which similar property similarly located is being put. (Finch v. Grays Harbor County, 121 Wash. 486 (1922)) The fact that the owner of the property chooses to use it for less productive purposes than similar land is being used shall be ignored in the highest and best use estimate. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922))

Where land has been classified or zoned as to its use, the county assessor may consider this fact, but he shall not be bound to such zoning in exercising his judgment as to the highest and best use of the property. (AGO 63-64, No. 107, 6/6/64)

'Highest and best use' is defined in The Appraisal of Real Estate, twelfth edition, page 305, as follows:

"The reasonably probable and legal use of vacant land or an improved property that is physically possible, appropriately supported, and financially feasible and that results in the highest value."

Date of Value Estimate

All property now existing, or that is hereafter created or brought into this state, shall be subject to assessment and taxation for state, county, and other taxing district purposes, upon equalized valuations thereof, fixed with reference thereto on the first day of January at twelve o'clock meridian in each year, excepting such as is exempted from taxation by law. [1961 c 15 §84.36.005]

The county assessor is authorized to place any property that is increased in value due to construction or alteration for which a building permit was issued, or should have been issued, under chapter 19.27, 19.27A, or 19.28 RCW or other laws providing for building permits on the assessment rolls for the purposes of tax levy up to August 31st of each year. The assessed valuation of the property shall be considered as of July 31st of that year. [1989 c 246 § 4]

Reference should be made to the property card or computer file as to when each property was valued. Sales consummating before and after the appraisal date may be used and are analyzed as to their indication of value at the date a valuation. If market conditions have changed then the appraisal will state a logical cutoff date after which no market date is used as an indicator of value.

Property rights appraised:

Fee Simple

The definition of fee simple estate as taken from The Third Edition of The Dictionary of Real Estate Appraisal, published by the Appraisal Institute. "Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat."

Assumptions and Limiting Conditions:

- 1. No opinion as to title is rendered. Data on ownership and legal description were obtained from public records. Title is assumed to be marketable and free and clear of all liens and encumbrances, easements and restrictions unless shown on maps or property record files. The property is appraised assuming it to be under responsible ownership and competent management and available for its highest and best use.*
- 2. No engineering survey has been made by the appraiser. Except as specifically stated, data relative to size and area were taken from sources considered reliable, and no encroachment of real property improvements is assumed to exist.*

3. *No responsibility for hidden defects or conformity to specific governmental requirements, such as fire, building and safety, earthquake, or occupancy codes, can be assumed without provision of specific professional or governmental inspections.*
4. *Rental areas herein discussed have been calculated in accord with generally accepted industry standards.*
5. *The projections included in this report are utilized to assist in the valuation process and are based on current market conditions and anticipated short term supply demand factors. Therefore, the projections are subject to changes in future conditions that cannot be accurately predicted by the appraiser and could affect the future income or value projections.*
6. *The property is assumed uncontaminated unless the owner comes forward to the Assessor and provides other information.*
7. *The appraiser is not qualified to detect the existence of potentially hazardous material which may or may not be present on or near the property. The existence of such substances may have an effect on the value of the property. No consideration has been given in this analysis to any potential diminution in value should such hazardous materials be found (unless specifically noted). We urge the taxpayer to retain an expert in the field and submit data affecting value to the assessor.*
8. *No opinion is intended to be expressed for legal matters or that would require specialized investigation or knowledge beyond that ordinarily employed by real estate appraisers for ad valorem tax purposes, although such matters may be discussed in the report.*
9. *Maps, plats and exhibits included herein are for illustration only, as an aid in visualizing matters discussed within the report. They should not be considered as surveys or relied upon for any other purpose.*
10. *The appraisal is the valuation of the fee simple interest. Unless shown on the Assessor's parcel maps, or otherwise in the Assessor's database, easements adversely affecting property value were not considered.*
11. *An attempt to segregate personal property from the real estate in this appraisal has been made.*
12. *Items which are considered "typical finish" and generally included in a real property transfer, but are legally considered leasehold improvements, are included in the valuation unless otherwise noted.*
13. *The movable equipment and/or fixtures have not been appraised as part of the real estate. The identifiable permanently fixed equipment has been appraised in accordance with RCW 84.04.090 and WAC 458-12-010.*
14. *I have considered the effect of value of those anticipated public and private improvements of which I have common knowledge. I can make no special effort to contact the various jurisdictions to determine the extent of their public improvements.*
15. *Exterior inspections were made of all properties in the physical inspection areas (outlined in the body of the report) however; due to lack of access and time few received interior inspections.*

Scope Of Work Performed:

Research and analyses performed are identified in the body of the revaluation report. The assessor has no access to title reports and other documents. Because of legal limitations we did

not research such items as easements, restrictions, encumbrances, leases, reservations, covenants, contracts, declarations and special assessments. Disclosure of interior home features and, actual income and expenses by property owners is not a requirement of the law therefore attempts to obtain and analyze this information are not always successful. The mass appraisal performed must be completed in the time limits indicated in the Revaluation Plan and as budgeted. The scope of work performed and disclosure of research and analyses not performed are identified throughout the body of the report.

CERTIFICATION:

I certify that, to the best of my knowledge and belief:

- *The statements of fact contained in this report are true and correct*
- *The report analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.*
- *I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.*
- *I have no bias with respect to the property that is the subject of this report or to the parties involved.*
- *My engagement in this assignment was not contingent upon developing or reporting predetermined results.*
- *My compensation for completing this assignment is not contingent upon the development or reporting of predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.*
- *My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.*
- *The area(s) physically inspected for purposes of this revaluation are outlined in the body of this report.*



King County
Department of Assessments
King County Administration Bldg.
500 Fourth Avenue, ADM-AS-0708
Seattle, WA 98104-2384

(206) 296-5195 FAX (206) 296-0595
Email: assessor.info@metrokc.gov
www.metrokc.gov/assessor/

Scott Noble
Assessor

MEMORANDUM

DATE: January 4, 2007
TO: Residential Appraisers
FROM: Scott Noble, Assessor
SUBJECT: 2007 Revaluation for 2008 Tax Roll

A handwritten signature in black ink that reads "Scott Noble".

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2006. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2006. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Scope of Work may be modified as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.
7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.

8. You must complete a written mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least three years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.

SN:swr